CITY OF ZEELAND
City Council Work-Study Session
Agenda
City Hall – Council Chambers, 2nd Floor, 21 South Elm
November 2, 2026, 6:00 p.m.

DISCUSSION ITEMS:

1. Fire Department Chaplain Position
2. Parks and Recreation Five-Year Master Plan
3. FY27 Financial Sustainability Update
4. Lawrence Park Design and Construction Administration Contract Award
5. Mead Johnson Act 198 Industrial Development District
6. Mead Johnson Act 198 Industrial Facilities Exemption Certificate
7. City Manager Search Update
8. Closed Session – Attorney's Opinion

UPCOMING BUSINESS:

OLD BUSINESS:

Vacancies on Boards/Commissions:
- Board of Construction Appeals (1)
- Brownfield Redevelopment Authority (1)
- Nominating Commission (5)

ANNOUNCEMENTS:

CITY OF ZEELAND
City Council Regular Meeting
Agenda
City Hall – Council Chambers, 2nd Floor, 21 South Elm
November 2, 2026, 7:00 p.m.

CALL TO ORDER:

Invocation – Pastor Eric Folkers – The Foundry Church
Pledge of Allegiance to the Flag
Excuse absent members (by motion and reason)
Approve additions/deletions to the Agenda
Consent Agenda (page 2)
Public Comment/Visitors
Communications
City Manager's Report

PUBLIC HEARINGS:

7:10 P.M. - Mead Johnson Act 198 Industrial Development District
7:15 P.M. - Mead Johnson Act 198 Industrial Facilities Exemption Certificate

ACTION ITEMS:

1. Mead Johnson Act 198 Industrial Facilities Exemption Certificate
2. Mead Johnson Act 198 Industrial Development District
3. Fire Department Chaplain Position
4. Lawrence Park Design and Construction Administration Contract Award

REPORTS FROM CITY COUNCIL MEMBERS

ANNOUNCEMENTS

CONSENT AGENDA

All items listed on the consent agenda are considered to be routine and will be enacted by one motion with a roll call vote. There will be no separate discussion of these matters unless a council member, a member of the administrative staff or a citizen so requests, in which event the item will be removed from the consent agenda and considered separately in its normal sequence on the regular agenda.

1. Approve minutes of the City Council Work Study of October 19, 2026.
2. Approve minutes of the Regular City Council meeting on October 19, 2026.
3. Receive for information draft minutes of October 1, 2026, Planning Commission meeting.
4. Receive for information draft minutes of October 8, 2026, Shopping Area Redevelopment Board.

Council Meeting
Common Council
October 19, 2026

The regular meeting of the Common Council was held at 21 S. Elm Street, Zeeland, MI 49464 on Monday, October 19, 2026. Mayor VanDorp called the meeting to order at 7:02 P.M.

PRESENT: Councilmembers - Mayor VanDorp, Mayor Pro-Tern Gruppen, Timmer, Lam, Langeland, Perkins, Bult
ABSENT: None

Staff Present: City Attorney Jim Donkersloot, Interim City Manager/Finance Director Kevin Plockmeyer, and City Clerk Kristi DeVerney

The Invocation was offered by Mayor VanDorp
The Pledge of Allegiance to the Flag

Consent Agenda

Motion was made by Councilmember Timmer and Supported by Councilmember Lam to approve the Consent Agenda.

1. Approve minutes of the City Council Work Study of October 5, 2026.
2. Approve minutes of the Regular City Council meeting of October 5, 2026.
3. Receive for information draft minutes of October 12, 2026, Cemetery Parks Committee meeting.
4. Receive for information draft minutes of October 15, 2026, Personnel Committee meeting.
5. Receive for information draft minutes of October 13, 2026, Board of Public Works Commission meeting.
6. Ratify BPW Action #26.059 – Approve Cash Disbursements and Recommended Cash Transfers.
7. Ratify BPW Action #26.060 – Approve Sensus Pressure Profile Meter Program Purchase.
8. Ratify BPW Action #26.061 – Approve Right-of-Way Management Services Contract.
9. Ratify BPW Action #26.062 – Approve Professional Services: New Generation Rate Impact Evaluation.
10. Ratify BPW Action #26.063 – Approve Electric Power Supply & Market Operations Manager, Relocation Assistance Package.
11. Ratify BPW Action #26.064 – Approve Water Operations Manager Salary Adjustment.
12. Ratify BPW Action #26.065 – Approve Zeeland Recreation 2026-2027 Winter Program Sponsorship.

Motion carried. All present voting aye.

Public Comment

Al Dannenberg thanked the Council for the job they are doing. He introduced and endorsed Anna White (58th District Court Judge).

Judge Anna White has been serving since July 2026 as she filled a partial term (July 6, 2026, to

January 1, 2027) following the resignation of Judge Bradley Knoll. She stated that one of the things she enjoys the most about her job is overseeing the county's mental health treatment court as her background is in social work. Her name is on the ballot for the November 3, 2026, election.

Kurt Van Koevering (Ottawa County Road Commission) shared their strategic impact plan for the City of Zeeland as to which roads would be affected within the next couple of years. Improvements may include resurfacing, reconstruction, or roundabouts.

Communications
None

Interim City Managers Report
ICM Plockmeyer reported:

Church Street Construction Project

Progress is continuing between Main Avenue and Washington Avenue. Work on utility and roadway improvements, along with completing remaining items throughout the project limits, is the main priority. Washington Avenue will remain closed for several weeks.

The section of Church Street, between Main Avenue and Central Avenue, will not have its final course of asphalt until the section between Main Avenue and Washington is ready as well.

Cemetery & Parks Commission

The Commission continues to work on the City's Five-Year Parks & Recreation Master Plan. The recent survey confirmed that Vande Luyster Square is its highest priority. The Commission's next priorities include the Paw Paw Park access pier and related accessibility improvements, Huizenga Park pathway and fishing access improvements, and improvements at the Michigan Street Tot Lot.

An updated draft of the plan will likely come before the City Council in November. In January, the Commission plans to begin a more detailed discussion regarding future playground improvements at Lawrence Park.

MPPA Behind-the-Meter Generation Project

The BPW continues to evaluate participation in the Michigan Public Power Agency's proposed Behind-the-Meter Generation (BTMG) project. The project remains an important part of the BPW's long-term power-supply planning, and MPPA recently provided an updated project timeline as the participating communities continue working through the next steps. A more detailed update, for City Council, outlining the project, current status, and upcoming decision points has been prepared.

Personnel Committee

The Personal Committee met to continue to review the City's 2027 health insurance renewal. The Committee recommended approval of the proposed 2027 health insurance plan offerings. The proposed wellness program changes and related updates to the City's health insurance funding policy were also reviewed.

Frank's Reconstruction

Work is now underway on the reconstruction and renovation of Frank's following issuance of the

building permit last month. As construction begins, staff have been coordinating with the contractor regarding staging and use of the South Municipal Parking Lot.

Action Items

26.166 Health Insurance Renewal

ICM Plockmeyer stated the proposed 2027 increase for health insurance is 13.9%. While the 2027 renewal is difficult, the Pool has historically helped moderate increases while providing the City with the benefit of spreading claims risk across a much larger membership base.

Because Zeeland's loss ratio experience has been 102%-178% in the last five years, it would not be advantageous to choose self-funding. During July 2025 through June 2026 period alone, eight City claims exceeded $50,000. The Pool uses a $50,000 pooling point for Zeeland, which limits the degree to which these very large individual claims affect the City's own rate experience.

The City uses the State of Michigan's PA 152 hard-cap methodology to establish the maximum City contribution toward employee health-insurance coverage. For 2027, the hard cap is 3.0% and the City health plan increase is 13.9% which explains why the City's employees' health costs are increasing substantially. High-level renewal information from other West Michigan municipalities also indicates that significant health-insurance increases are widespread.

There were reasonable questions asked, by employees, regarding the proposed 2027 increase, so staff spent additional time reviewing each of these areas before returning to the Personnel Committee.

After reviewing the existing plans and available alternatives, staff recommended offering five health-insurance plans for 2027.

The proposed lineup is:

1. Existing PPO Plan
2. Existing $2,000 Single / $4,000 Family HSA Plan – 80% Coinsurance
3. New $2,500 Single / $5,000 Family Aggregate HSA Plan – 100% Coverage after Deductible
4. New $3,500 Single / $7,000 Family Aggregate HSA Plan – 80% Coinsurance
5. New $2,500 Single / $5,000 Family Aggregate HSA Plan – 80% Coinsurance

For most HSA-qualified plans, staff recommended continuing the City's existing HSA contribution of:

- $1,000 for single coverage, and
- $2,000 for two-person or family coverage

For the $3,500 single/$7,000 family HSA plan, the City contribution would be adjusted based on the remaining room available under the PA 152 hard cap.

The City's currently provides a $2,500 annual payment to eligible employees who elect not to participate in the City's health-insurance plan. Staff recommended maintaining the existing $2,500 annual opt-out payment for 2027.

Gallagher will meet directly with employees to review the available plans, explain differences in plan design, and answer individual benefit questions before open enrollment.

The Personnel Committee have reviewed the renewal, employee feedback, alternative funding

options, proposed plan lineup, HSA contribution strategy, and opt-out payment and has recommended acceptance of the proposed the 2027 health-insurance structure and forwarded it to the City Council for approval.

Motion was made by Mayor Pro-Tem Gruppen and Supported by Councilmember Bult to approve the proposed 2027 health-insurance program as presented.

This recommendation includes:

- continued participation in the Western Michigan Health Insurance Pool;
- the proposed five-plan health-insurance lineup;
- City HSA contributions of $1,000 for single coverage and $2,000 for two-person or family coverage on the applicable HSA plans;
- an adjusted HSA contribution for the $3,500/$7,000 plan based on available PA 152 hard-cap room;
- maintaining the current $2,500 annual health-insurance opt-out payment; and
- implementation of the approved plan structure effective January 1, 2027.

Ayes: Mayor Pro-Tem Gruppen, Timmer, Lam, Langeland, Perkins, Bult, Mayor VanDorp
No Vote: None
Absent: None

26.167 Wellness Plan Modifications

ICM Plockmeyer stated staff recommended providing employees with one-half of their existing wellness credit actually earned by the employee during 2026. Beginning with the 2027 plan year, the City will discontinue the third-party wellness platform and associated administrative expense.

The City will then envision phasing out the credit program fully in 2028 because they will do away with the points/credit system in 2027.

A new Wellness Reimbursement Program is being recommended by staff which is to provide employees with greater flexibility in selecting wellness activities that are meaningful to them and their families rather than requiring participation in a prescribed point system.

Employees actively enrolled in a City health-insurance plan would be eligible for reimbursement of qualifying wellness expenses up to:

- $260 per calendar year for employees with single coverage; and
- $390 per calendar year for employees with dependent coverage.

Eligible expenses may include items such as gym or recreation-center memberships, fitness classes, exercise programs, wellness-oriented events, personal training, certain wellness equipment, mindfulness or stress-management programs, nutrition education, and other qualifying wellness activities.

The reimbursement policy also establishes eligibility standards, documentation requirements, annual reimbursement limits, and safeguards to ensure that reimbursements are limited to legitimate out-of-pocket wellness expenses.

Motion was made by Councilmember Timmer and Supported by Councilmember Langeland to approve the proposed Wellness Program changes effective for the 2027 plan year.

The recommendation includes:

- phasing out the existing third-party, point-based Wellness Program;
- providing one-half of the existing wellness credit to employees for 2027 regardless of participation and providing the remaining one-half based on wellness credits earned during 2026;
- discontinuing the third-party wellness administrator;
- adopting the Wellness Reimbursement Program;
- establishing annual reimbursement limits of $260 for single coverage and $390 for employee-plus-dependent coverage; and
- authorizing Human Resources to administer the Wellness Reimbursement Program in accordance with the approved policy.

Ayes: Timmer, Lam, Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Mayor VanDorp
No Vote: None
Absent: None

26.168 Health/RX Insurance Funding Policy

The proposed revisions to Appendix G primarily reflect the health-insurance plan and HSA contribution changes recommended for 2027. The revisions include:

- Updating the effective date of Appendix G to January 1, 2027. Removing the existing $1,700 single/$3,400 family HSA plan, which will no longer be offered.
- Retaining the existing $2,000 single/$4,000 family HSA plan with the City HSA contribution of $1,000 for single coverage and $2,000 for two-person or family coverage.
- Adding the two new $2,500 single/$5,000 family HSA plan options. Both plans will use the City HSA contributed $1,000 for single coverage and $2,000 for two-person or family coverage.
- Updating the City's highest-deductible HSA option to the $3,500 single/$7,000 family plan. Under the proposed funding approach, this plan will be structured so that employees have a zero or near-zero health-insurance premium contribution, with the City's HSA contribution determined annually based on the remaining room available under the PA 152 hard cap.
- Maintaining the City's existing practice of providing dental insurance to active employees without an employee premium contribution.
- Maintaining the current $2,500 annual payment for eligible employees who elect to opt out of City health, prescription drug, and dental coverage.

The Personnel Committee reviewed the proposed 2027 health-insurance structure and related funding policies. As part of that review, the Committee considered the proposed health-insurance plan lineup, HSA contribution structure, employee funding approach, and health-insurance opt-out payment. The Personnel Committee recommended approval of the proposed 2027 benefit structure and corresponding updates to Appendix G.

Motion was made by Councilmember Lam and Supported by Councilmember Timmer to approve the proposed revisions to Appendix G of the Employee Handbook effective January 1, 2027.

Ayes: Lam, Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Timmer, Mayor VanDorp
No Vote: None
Absent: None

26.169 No. 52 Drain Drainage Assessment Funding

Motion was made by Councilmember Langeland and Supported by Councilmember Timmer to authorize payment of the City of Zeeland's at-large assessment for the No. 52 Drain and direct that the assessments attributable to benefitting private properties within the City remain the responsibility of the respective property owners.

Ayes: Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Timmer, Lam, Mayor VanDorp
No Vote: None
Absent: None

26.170 Planning Commission Appointment

Motion was made by Councilmember Perkins and Supported by Councilmember Lam to appoint Interim City Manager, Kevin Plockmeyer, to the Planning Commission, to serve as the administrative representative, with said term expiring upon the conclusion of the role as Interim City Manager.

Ayes: Perkins, Bult, Mayor Pro-Tem Gruppen, Timmer, Lam, Langeland, Mayor VanDorp
No Vote: None
Absent: None

Mayor Pro-Tem Gruppen noted that the 4-way stop at Main Ave. and Centennial St. has been a great addition. However, signs may need to be relocated for better visibility. Staff will evaluate signs.

Mayor VanDorp stated that he has been hosting 2nd grade classrooms over the last few weeks in the Council Chambers. The main topic is the ability to have chickens.

Councilmember Bult reported on the SARB meeting regarding 303 E. Main Ave. The SARB members were in full agreement that the construction of a 4-story building should only have the top three floors as apartments. They want the first floor to be retail.

There being no further business, motion was made by Councilmember Timmer and Supported by Councilmember Lam to adjourn the meeting at 7:52 P.M. Motion carried. All voting aye.

_____
Mayor Richard VanDorp III

_____
City Clerk Kristen R DeVerney

MEMORANDUM OF-STUDY SESSION
Zeeland City Hall Council Chambers Monday, October 19, 2026
5:45 P.M.

Mayor VanDorp called the Study Session to order at 5:45 P.M.

PRESENT: Councilmembers - Mayor VanDorp, Mayor Pro-Tern Gruppen, Timmer, Lam, Langeland, Perkins, Bult

ABSENT: None

Staff Present: City Attorney Jim Donkersloot, Interim City Manager/Finance Director Kevin Plockmeyer, and City Clerk Kristi DeVerney

No. 52 Drain Drainage Assessment Funding

Joe Bush (Ottawa County Water Resource Commissioner) gave an overview of the No. 52 Drain Drainage Assessment Funding.

For purposes of the No. 52 Drain, there are two primary components of the assessment affecting the City of Zeeland:

> The first is the City's at-large assessment. This represents the portion of the project apportioned to the City based upon the broader municipal benefit provided by the drain. This can include benefits related to public health, convenience and welfare, as well as benefits to streets, roads, stormwater management, and other public infrastructure. The at-large assessment is therefore broader than an assessment against a particular City-owned parcel and reflects the general public benefit provided by the drainage system.
>
> The second component consists of assessments assigned to individual properties within the drainage district. These assessments are based upon the specific benefit attributed to those parcels and would normally remain the responsibility of the respective property owners.

The Ottawa County Water Resources Commissioner has now provided the City with the proposed assessment for work associated with the No. 52 Drain and has asked City Council to determine how the assessments attributable to properties within the City should be handled. According to the revised final assessment roll dated October 12, 2026, the City's at-large assessment is $20,423.99 and the portion allocated to individual property owners within the City is $95,653.37, for a combined total of $116,077.36.

The Water Resources Commissioner has indicated that the City has two basic options for payment. The City can pay its at-large assessment, with the individual property-owner assessments remaining the responsibility of the respective property owners, or City Council could elect to have the City also assume the property-owner portion.

Accordingly, the question before Council is not whether the drainage district exists or whether assessments will occur. Rather, the policy decision is whether the City should follow the normal assessment structure and pay only its at-large portion, or whether the City should also assume the assessments otherwise attributable to individual properties.

HISTORICAL PRACTICE

In considering how to handle the current assessment, staff reviewed the City's prior practice for similar county drain projects. In 2011, significant improvements were completed to the Brower Drain. At that time, the City and the benefitting private-property owners were each assessed their respective portions of the project. According to a subsequent 2015 City Council memorandum reviewing the 2011 project, the City paid approximately $25,000 while private properties within the City paid approximately $52,000 of the approximately $148,500 project cost. The same general approach was followed for the Rose Drain in 2011. Benefitting property owners were assessed approximately $10,685, while the City paid approximately $16,774 as its at-large portion. The Rose Drain project did experience approximately $3,567 in additional cost overruns, and City Council elected to absorb that additional amount rather than assessing the overrun back to the property owners.

This historical practice was revisited by City Council in September 2015 when additional work was proposed for the Brower Drain. At that time, the Water Resources Commissioner asked whether the City would consider paying all costs at-large so individual property owners would not receive an assessment. Staff specifically noted that doing so would be contrary to how the City had handled previous drain projects. City Council ultimately directed the Water Resources Commissioner to assess the benefitting property owners while the City paid its at-large portion.

ASSESSMENT IMPACT

While the aggregate property-owner assessment is significant, the cost is distributed among a large number of benefitting properties and over a five-year assessment period. Based upon the revised assessment roll, the average individual property assessment is approximately $156.48, which equates to approximately $31.30 per year over the five-year assessment period.

Based upon the City's historical practice, staff recommended that the City pay its at-large assessment for the No. 52 Drain and that the individual property-owner assessments remain the responsibility of the benefitting property owners. This approach recognizes the distinction between the broader community benefit for which the City is assessed at-large and the additional benefit attributed to individual properties. It is also consistent with the manner in which the City handled both the Brower Drain and Rose Drain assessments in 2011 and the subsequent Brower Drain assessment considered by City Council in 2015.

Staff recommended authorizing payment of the City of Zeeland's at-large assessment for the No. 52 Drain and direct that the assessments attributable to benefitting private properties within the City remain the responsibility of the respective property owners.

Other Post Employment Benefits (OPEB) Plan Update

ICM Plockmeyer stated the City's OPEB Plan provides retiree medical and life insurance benefits to a limited group of legacy employees and retirees. Eligibility generally requires an employee to have been hired before July 1, 2009, attain age 65, and have at least 15 years of service. The City pays a capped amount toward post-65 medical coverage, with the cap adjusted annually based on the change in the cost of coverage, up to a 3% increase. The plan also provides limited spouse coverage and $5,000 of retiree life insurance coverage.

The plan is closed to new employees, so the number of active employees covered by the plan will continue to decline over time. The participant data used in the actuarial report, as of June 30, 2025,

includes 9 active employees and 27 retirees and beneficiaries, for a total of 36 participants. Benefits are currently paid from the OPEB trust, and the City's funding policy is to maintain the plan at approximately 100% funded. Because this is a closed and mature plan, the City's primary focus is maintaining sufficient assets to pay promised benefits while avoiding unnecessary additional contributions when the plan is already well funded.

At the beginning of Fiscal Year 2026, the City of Zeeland's OPEB Plan had an asset balance of $2,679,781 and at the end of Fiscal Year 2026, the account balance increased to $2,961,591.

The City of Zeeland's OPEB plan is overfunded. In Fiscal Year 2026, the City's OPEB plan went from an overfunded status of $1,061,540 to an overfunded status of $1,383,951 or 187.72% funded. The overfunded status increased during Fiscal Year 2026, because of positive investment returns and favorable plan experience the contribution for Fiscal Year 2027 remains at $0. The current course should allow the City to continue drawing down the overfunded position over time while maintaining a strong funding status.

Pension Plan Update

ICM Plockmeyer stated The City's Defined Benefit Pension Plan is a legacy retirement plan that provides retirement and death benefits to a limited group of employees and former employees.

As of June 30, 2026, the Defined Benefit Pension Plan had 39 participants: 2 active employees, 7 vested former employees who are not yet receiving benefits, and 30 retirees and beneficiaries receiving benefits. Because the plan is closed and only two active employees remain, it is a mature plan that will gradually transition almost entirely to paying benefits to retirees and beneficiaries. The City's primary objective is therefore to maintain sufficient plan assets to meet those long-term obligations while avoiding unnecessary contributions when the plan is already fully funded.

At the beginning of Fiscal Year 2026, the City of Zeeland's Pension Plan had an asset balance of $11,207,337, and at the end of Fiscal Year 2026 the asset balance had increased to $11,651,880.

The actuarially determined employer contribution for Fiscal Year 2026 was $0, and the City did not make an employer contribution during the year. Also, the plan experienced net investment income of $1,199,927. The actuarial report indicates the plan earned an 11.1% return for Fiscal Year 2026, compared with the assumed investment return of 5.95%.

The plan continues to be overfunded. At the beginning of Fiscal Year 2026, the plan was overfunded by $1,768,230 or 118.7% funded. By the end of the fiscal year, the plan was overfunded by $2,571,561 with a funded ratio of 128.3%.

The City's pension plan remains in a very strong financial position. At June 30, 2026, the plan held approximately $11.65 million in assets compared with approximately $9.08 million in total pension liabilities, resulting in a funded ratio of 128.3%. The actuarially determined employer contribution remains $0. Based on the continued overfunded status of the plan, we would recommend continuing our current approach and not making additional City contributions to the Pension Plan at this time. The plan currently has approximately $2.57 million in assets above its actuarially calculated liabilities, providing a meaningful cushion should future investment performance or actuarial experience be less favorable.

The City's Defined Benefit Pension Plan continues to be very well funded. The improvement from 118.7% funded at June 30, 2025, to 128.3% funded at June 30, 2026, reflects strong investment performance as well as favorable changes in actuarial assumptions. The City's previous efforts to adequately fund the

plan and utilize conservative assumptions continue to place the plan in a strong financial position.

Underground Electric Update

ICM Plockmeyer stated as part of the City's 2026 Strategic Action Plan, City Council requested additional evaluation of underground electrical improvements along State Street, Washington Avenue, and Lincoln Street.

State Street Underground Electrical Utilities

Unlike most underground electrical projects within the City, a significant portion of the overhead electrical infrastructure along State Street is owned by Consumers Energy rather than the Zeeland BPW. Specifically, the Consumers Energy facilities extend from BL-196 to just north of Main Avenue, with the remaining electrical facilities farther north owned by BPW. In July 2023, Consumers Energy provided a preliminary estimate of approximately $575,000 to underground its portion of the electrical facilities. However, the project would also require the relocation of other overhead utilities attached to these poles. At certain locations, as many as eight additional utility lines were identified, and it was anticipated that the cost of relocating those facilities could exceed the Consumers Energy estimate. As a result, staff estimated that the overall project would cost well over $1 million, with the City being responsible for funding the improvements. Consumers Energy indicated a willingness to undertake the work but did not identify an operational need to relocate its facilities.
In November 2023, City Council chose to defer further consideration of the project, recognizing the significant financial commitment and the City's other competing capital priorities. With underground electrical improvements once again identified in the City's Strategic Action Plan, staff believe it is appropriate to revisit this earlier discussion and determine whether the current City Council's general perspective has changed.

At this stage, we are not seeking authorization to proceed with the project or expend additional resources developing detailed plans. Rather, we would appreciate Council's feedback on whether undergrounding State Street remains a longer-term priority worth evaluating or whether the previous direction to defer the project continues to reflect Council's position. Should Council express renewed interest, staff could subsequently evaluate the need for updated estimates, potential funding sources, and other considerations before bringing any project forward for formal consideration.

Washington Avenue Underground Electrical Utilities

The City's current expectation is that underground electrical improvements along Washington Avenue would be incorporated into a future street reconstruction project. Based on the City's current capital improvement planning, reconstruction of Washington Avenue is anticipated in the early 2030s.

At this point, the reconstruction project remains in the preliminary planning stages. For the time being, Washington Avenue remains a longer-term project, with additional planning and evaluation expected as the City moves closer to the anticipated reconstruction timeframe.

Lincoln Street Underground Electrical Utilities

Currently, there is no corresponding infrastructure project planned for Lincoln Street. Based on the City's most recent pavement-condition assessments, Lincoln Street's PASER rating does not indicate an immediate need for reconstruction. Pursuing underground electrical improvements along Lincoln Street at this time would likely require a standalone BPW project rather than coordinating the work with other necessary infrastructure improvements.

An important consideration with this approach is the financial responsibility for converting individual properties from overhead to underground electrical service. Under the City's established practices, when undergrounding occurs in conjunction with a qualifying street reconstruction or mill-and-resurface project, affected property owners are responsible for the costs associated with converting their electrical service. Conversely, when BPW independently initiates an undergrounding project, BPW assumes these conversion costs.

Underground Electrical Service – Customer Conversion Process

Prior to construction, BPW staff review the properties along the project corridor to identify which customers currently receive overhead electrical service and whether their existing meter equipment can accommodate an underground connection. Properties requiring modifications are identified for additional communication. Once these properties have been identified, the BPW sends an initial notification letter explaining the anticipated conversion, associated BPW charges, and available payment options. For street reconstruction projects, this initial notification has typically occurred approximately 9 to 12 months before construction. For mill-and-resurface projects, notification has generally occurred approximately six months before construction.

Following installation of the underground electrical distribution facilities, the BPW advises affected property owners that underground service is available and that they should begin making arrangements with a licensed electrician to complete the necessary modifications to their electrical service equipment. The property owner is responsible for coordinating this work with an electrician, including obtaining the necessary permits and inspections. BPW staff are available to review proposed work to ensure that it meets the requirements for connection to the electrical distribution system.

An important consideration for property owners is the cost of these improvements. Based on BPW's experience, the combined cost of the BPW conversion charges and the necessary work performed by a private electrician can total approximately $2,500 per residence. Actual costs vary depending on the existing electrical equipment and the extent of modifications required. The BPW offers payment arrangements for its conversion charges which is roughly $500 of the conversion process, but the cost of privately contracted electrical work is currently handled separately by the property owner.

Future Customer Conversion Considerations

Recognizing the challenges associated with the current customer conversion process, rather than requiring each property owner to independently obtain an electrician and coordinate the work, the BPW could establish a defined scope of services and obtain competitive pricing for the necessary conversions. This approach could also provide a more coordinated construction schedule, allowing multiple properties to be converted in a shorter period and reducing the number of separate visits required by BPW crews.

Under this concept, the BPW could initially pay the electrical contractor for the required conversion work, with affected property owners reimbursing the BPW through an established payment plan. This would reduce the immediate financial burden on individual property owners while maintaining their responsibility for the conversion costs. The proposed approach would be limited to work necessary to accommodate underground electrical service. Any additional electrical improvements requested by the property owner, such as upgrades beyond those necessary for conversion, would remain the property owner's responsibility and would be arranged separately.

At this point, the coordinated bidding and payment approach remains a concept under consideration rather than an established BPW policy. The concept presents an opportunity to improve the customer experience, provide more predictable costs, and reduce delays associated with the conversion of overhead electrical services.

Conclusion

The purpose of this discussion is to provide City Council with additional background on the City's underground electrical requirements, the customer conversion process, and the status of the three corridors identified in the Strategic Action Plan.

Community Enhancement Framework Update

ICM Plockmeyer stated the CEP Board has not formally requested an increase in annual dues. However, the Board has discussed whether participating communities should continue providing funding above their existing formula-based contributions. The City of Holland and Park Township have indicated that they are supportive of continuing to provide additional funding. Updated positions have not been provided for Holland Township or Laketown Township. The CEP Board will be meeting to discuss its dues and funding structure. Before that meeting, it would be helpful for Zeeland's representative to understand whether City Council is generally supportive of considering an additional contribution.

At this point, staff are not asking City Council to identify or approve a specific contribution amount. The immediate question is whether Council is generally supportive of the City contributing more than its existing $6,794 annual formula-based contribution. If Council is supportive of considering additional funding, the City's CEP representative could communicate that position during the October 28 meeting and participate in discussions regarding an appropriate contribution structure. Staff could then return to Council with a specific proposal after the positions of the other participating communities, the CEP's financial position, and anticipated funding needs are better understood. If Council is not supportive of increasing Zeeland's contribution, the City's representative could communicate that Zeeland intends to continue participating at its existing formula-based funding level. No formal appropriation is requested at this meeting. Staff are seeking direction on whether Zeeland is open to considering an additional contribution as the CEP Board discusses its future funding structure.

Planning Commission Appointment

ICM Plockmeyer stated the previous Planning Commission administrative representative's seat has been vacated. Previously, the ordinance's verbiage stated that the administrative representative could not be a non-resident serving on the Planning Commission.

The amended ordinance's principal change has identified the City Manager or Interim City Manager as the administrative representative and not be required to be a City elector, provided the individual is a United States citizen and Michigan resident.

Staff recommended appoint of Interim City Manager, Kevin Plockmeyer, to the Planning Commission, to serve as the administrative representative, with said term expiring upon the conclusion of his role as Interim City Manager.

Strategic Action Plan Update

ICM Plockmeyer stated implementation of the Strategic Action Plan continues to progress well. Since July, several significant initiatives have advanced, including the selection of a preferred development partner for the Main Street Auto site, approval of the Mead Johnson playground relocation agreements, continued development of the Parks and Recreation Master Plan, progress on the Main and Fairview roundabout evaluation, and advancement of the Regional Biosolids Drying Facility initiative. While a few initiatives have experienced limited progress, and some larger projects will extend into 2027, we are pleased with the overall progress being made toward City Council's priorities.

There being no further items to discuss, Work Study was adjourned at 6:55 P.M.

_____

Kristen R DeVerney, City Clerk

CITY OF ZEELAND
PLANNING COMMISSION MEETING MINUTES
ZEELAND CITY HALL
ZEELAND, MI
OCTOBER 1, 2026
5:45 PM BUS TOUR
IN-PERSON MEETING FOLLOWS

-5:45 PM Bus tour of the City to view potential Capital Improvement Project locations.

- 6:10PM Chair Klompmaker called the in-person portion of the meeting to order and requested a roll call of Planning Commissioners.

Present: Commissioners, Phil Dirkse, Aaron Mason, CJ Otteman, Rebecca Perkins, Bob Blanton, Sheri Holstege, and Chair Daniel Klompmaker.

Absent: Commissioner Rick VanDorp.

Also Present: City Attorney Jim Donkersloot, Zoning Administrator Timothy Maday, and Recording Secretary Nadine Garza.

-Moved by Holstege to excuse absent members. Supported by Blanton. Motion carried unanimously by voice vote.

-Moved by Holstege to approve the Planning Commission meeting minutes of September 10th, 2026. Supported by Blanton. Motion carried unanimously by voice vote.

Maday noted there were no additional agenda items.

Maday reviewed the process for preparing the 2027 Capital Improvement List, explaining that it would include ideas carried forward from last year's list and new ideas generated during the bus tour. He highlighted resources available to assist commissioners in developing recommendations and noted that they would receive a fillable PDF to submit their ideas, along with the previous year's list for reference. Maday reminded commissioners that the completed list would be forwarded to City Council following its adoption in January.

Chairman Klompmaker highlighted projects from previous CIP lists that have contributed to improvements throughout the City. He also noted opportunities for collaboration with other municipalities where shared goals have aligned.

-6:15pm – Chair Klompmaker opened the public hearing for the Site Plan Review Application for the construction of a 83,500 square foot industrial building on existing improved industrial site at 500 E Roosevelt – Plascore, Core Ventures LLC.

Bethany Meza, Facilities Manager for Plascore, presented the application on behalf of Core Ventures LLC. Meza explained that the project includes construction of a new 83,500-square-foot manufacturing facility on the existing Roosevelt campus, along with site improvements, parking, roadway enhancements, additional and improved fire access, and a stormwater management system.

Meza noted that, upon occupancy and over the following years, the company anticipates adding approximately 70 positions in engineering, skilled trades, and general manufacturing.

Meza emphasized the team's commitment to working with City departments and professional partners to ensure the project aligns with the City's planning objectives and supports responsible, sustainable growth. She expressed enthusiasm for the opportunities the investment represents for both Plascore and the City of Zeeland and for continued growth in the years ahead.

Holstege noted she thought it to be a thorough application.

Maday noted that the property is zoned I-2, where manufacturing is permitted by right. He stated that the proposed site plan meets the required setbacks and complies with landscaping and parking requirements. He also noted that the applicant engaged the City early in the process, allowing staff ample time to coordinate with department heads regarding water service, fire access, and other site considerations. Maday commended the applicant for continuing to be a strong development partner and submitting a well-prepared site plan.

Maday explained that the Clean Water Superintendent identified a few items for further review, and the Fire Chief provided comments regarding access. The stormwater management plans are currently being reviewed by the City's engineer, which is a typical part of the review process. Staff recommended approval of the site plan as presented, subject to two conditions: approval of the stormwater management plans by the City's consulting engineer and approval of the final site and fire access plans by City staff.

Chairman Klompmaker asked if the applicant had any concerns with meeting the requirements of the consulting engineer for storm water management or the fire department. Meza stated they did not.

Perkins questioned when the applicant intends to start construction. Meza explained that based on the outcome for tonight's meeting, they will send this project out for bid and are hoping to get started yet this year, or as soon as weather permits in early spring of 2027.

-6:20pm Moved by Holstege to close the public hearing. Supported by Otteman. Motion carried unanimously via voice vote.

DRAFT

Motion 2026.11

Moved by Blanton to approve the Site Plan Review application for the construction of a 83,500 square foot industrial building with related parking, landscaping, and site improvements at 500 E Roosevelt Ave – Plascore Facility, Core Ventures LLC while subject to the following conditions:

1. **The stormwater management plans must be reviewed and approved by the City's consulting engineer.**
2. **Final site utility and fire access plans, including hydrant and FDC locations, must be reviewed and approved by the appropriate City departments before permits are issued for the affected work.**

Supported by Perkins

Roll Call Vote on Motion 2026.11

Ayes: Dirkse, Mason, Otteman, Perkins, Blanton, Holstege, and Chairman Klompmaker.
Nays: None.
Absent: Van Dorp.

Motion Passes

-6:21pm – Chair Klompmaker opened the public hearing for the Site Plan Review & Special Land Use Application for the construction of a 384 square foot detached accessory dwelling unit at 44 W Garfield Ave.

Cindy Werp, homeowner of 44 W Garfield Ave presented her application. She explained that she is looking to create living quarters for herself on her property. She explained that she intends to live in the Accessory Dwelling Unit so her daughter and grandkids can reside in the main dwelling at 44 W Garfield Ave.

Maday then reviewed the City's ADU ordinance criteria with Commissioners, noting this would be City's first Accessory Dwelling Application. He reviewed the Commission's history regarding their work on the Accessory Dwelling Unit & Short Term Rentals ordinances. He added that due to this being a special land use application, there is separate set of standards the applicant must meet, although noting that from staffs point of view, he feels that these standards have been met and similar to a use permitted by right, if a plan or application hits the special land use standards, it shall be approved. Adding that before a building permit can be issued, the applicant would need to provide a deed restriction.

City Attorney Donkersloot recommended the City prepare the deed restriction given the required recordable format and procedure.

DRAFT

Maday noted that the Commission received one piece of correspondence regarding the application, which was provided to Commissioners and the applicant and is attached to the record. He explained that the neighboring property owner expressed support for the accessory dwelling unit (ADU) but did not want it to become a separate rental unit.

Chairman Klompmaker noted that the deed restriction addresses this concern. Maday clarified that the restriction requires the property owner to reside onsite in one of the two units. He explained that the ADU ordinance would allow the owner to live in the ADU and rent the main dwelling, provided the rental complies with the City's registration and inspection requirements.

City Attorney Donkersloot asked whether water and sewer service would connect directly to the street or through the existing home. Maday explained that City ordinance permits only one water service and one sanitary sewer service per parcel. Therefore, the ADU would need to connect to the main dwelling's existing services.

Chairman Klompmaker confirmed that the applicant was prepared to accept the deed restriction.

Perkins noted her understanding that the proposed ADU at 44 W Garfield Ave is to be built on a slab and asked whether a crawl space, if present, would count toward the total square footage. Maday clarified that a crawl space would not be included because it is not considered habitable space.

Otteman asked for confirmation that the ADU ordinance allows the property owner to reside in either dwelling and rent the other. Maday confirmed that this arrangement is permitted.

-6:37pm Moved by Holstege to close the public hearing. Supported by Blanton. Motion carried unanimously via voice vote.

Motion 2026.12

Moved by Holstege to approve the Site Plan Review and Special Land Use application for construction of a 384-square-foot accessory dwelling unit attached to the existing detached garage at 44 W Garfield Ave, as the applicable standards had been met, subject to the following condition:

1. **A deed restriction meeting the requirements of Section 10.300 of the Zoning Ordinance shall be prepared and approved by the City Attorney and recorded with the Ottawa County Register of Deeds before a building permit is issued for the accessory dwelling unit.**

Supported by Perkins

DRAFT

Roll Call Vote on Motion 2026.12
Ayes: Dirkse, Mason, Otteman, Perkins, Blanton, Holstege, and Chairman Klompmaker.
Nays: None.
Absent: Van Dorp.

Motion Passes

Election of Officers

City Attorney Donkersloot noted that with recent changes to the bodies membership, the Commission will need to elect officers to serve as Vice Chair, and Secretary of the Planning Commission. Donkersloot then called for nominations for each position.

Commissioner Holstege nominated CJ Otteman to serve as Planning Commission Vice Chair. The nomination was supported by Commissioner Perkins. With no further nominations, nominations were closed, and the motion carried unanimously by voice vote.

Commissioner Blanton nominated himself to serve as Secretary to the Planning Commission. The nomination was supported by Perkins. With no further nominations, nominations were closed, and the motion carried unanimously by voice vote.

Maday reminded commissioners that, following Chairman Elhart's resignation, the Planning Commission bylaws provide for the Vice Chair to automatically assume the position of Chair for the remainder of the year. Accordingly, Klompmaker will serve as Chair through the end of the year and will be eligible for reelection.

Maday noted that there were no additional agenda items and reminded Commissioners of the Capital Improvement List process. He also noted that Tanya DeOliveria, the City's planning consultant with Williams & Works, would attend the next regular Planning Commission meeting in November. Maday added that the Master Plan website had been uploaded and that he had received an email from State Representative Slagh regarding a new bill being introduced concerning e-bike regulations.

-6:49PM Moved by Holstege to adjourn the meeting. Supported by Otteman. Motion carried unanimously by voice vote.

Nadine Garza

Nadine Garza
Recording Secretary

DRAFT

MEMORANDUM OF MEETING
Shopping Area Redevelopment Board (SARB)
Thursday, October 8, 2026, at 9:00 A.M.

PRESENT:	Board members: Barnes, Bult, Gentry, VanHoven, VanKampen, Vos
ABSENT:	Dick
Staff:	Marketing Director deRoo, City Clerk DeVerney
Guest:	None

The meeting was called to order at 9:00 A.M. by Board Chair Vos.

1. **APPROVE MEETING MINUTES**

A motion was made by VanHoven and supported by Barnes to approve the updated August 13, 2026, meeting minutes. All present voting aye. Motion Carried.

2. **Board Vacancy**

deRoo noted that Board member Dick took a new job so she can't continue on the Board as she no longer works in the City of Zeeland. The vacancy will need to be filled in the future.

3. **Match on Main Grant**

deRoo noted downtown communities were invited to pursue funding through the Match on Main grant program. Downtown Zeeland submitted two applications; Mandu Escapes LLC, doing business as La Crème, requested assistance to outfit an on-street patio, and 3D Properties, owned by Mitch Bakker, requested assistance with the build-out of the retail storefront at 140 E. Main Avenue.

The MSF has awarded the City of Zeeland up to $16,984 to support La Crème's request. The agreement is effective September 1, 2026, and the City will serve as the grantee and local administrator of this reimbursement-based award. La Crème is required to invest a minimum of 10% of the grant amount.

The La Crème application proposes to create a semi-permanent outdoor crepe station and related patio activation along Main Avenue. The project is designed to expand La Crème's service capacity, make better use of its exterior space, improve pedestrian activity, and create a more welcoming place for customers to gather downtown. This project would include using two parking spaces on Main Ave., which would be a two-year allowance but would need to re-apply every two years.

Match on Main is a reimbursement grant. La Crème must first incur and pay eligible project costs. The City will then assemble and submit one final reimbursement request to MEDC, including receipts and proof of payment, evidence of the required business match, a final progress report, a signed company acknowledgment, and project completion photographs.

The City's role is administrative and pass-through in nature. Grant funds may be used only for costs approved under the agreement, and reimbursement remains subject to

MEDC review and confirmation of compliance. City staff will coordinate with La Crème throughout implementation to document expenses, monitor deadlines, and prepare the required reports.

4. **303 E. Main Updates**

deRoo stated the City received three good proposals that presented a viable approach to redevelopment of this property and brought different strengths to the project. Staff recommended that City Council select David Wilson and his development team as the City's preferred development partner and authorize staff to enter negotiations to determine whether mutually acceptable terms can be reached for redevelopment of the property. This identifies the development team that staff believes most closely aligns with the City's objectives and provides the strongest opportunity to move the property from a conceptual proposal toward a successful redevelopment project.

The Wilson project incorporates a multi-story mixed-use building, an elevator, high-quality building materials, Main Avenue orientation, private project financing, parking, and space for the City's downtown snowmelt boiler system.

Several elements of the Wilson proposal will require additional work before a project can move forward. Staff and the developer will need to establish an acceptable parking plan, refine the mix of ground-floor commercial and residential uses, identify available local and State redevelopment incentives, and negotiate the terms of the sale and redevelopment of the property.

Ultimately, City Council decided to authorize staff to enter into negotiations with David Wilson and his representatives regarding the development of a purchase and development agreement for 303 E. Main Ave.

Board member discussion included the following:
- Would like to see retail on main floor front on Main Ave
- Rather not have all apartments with a four-story building
- Need enough parking for tenants and potential store owners and their customers

5. **Construction Updates**

deRoo noted Church St. and Washington Ave. will continue to be closed for the next few weeks. First coat of paving has been completed from Lincoln Ave. to Main Ave. so hopefully Church St. can be reopened until final paving.

6. **Event Updates**

deRoo stated Trick or Treating times are as follows:
- Friday, October 30th – Downtown businesses – 3pm-5pm
- Saturday, October 31st – Community – 5pm-7pm

deRoo shared a new event, for this year, in Vande Lyster Square Park called Pumpkin Path. Pumpkins will be available for pickup on October 19th for residents to carve and

DRAFT

return them to Vande Lyster Square Park to illuminate the Pumpkin Path between October 26-November 1.

deRoo noted the City of Zeeland will again have a Gingerbread Competition but are looking potentially at one location to display that has high visibility.

7. **Other**

deRoo noted the following:

- City Council approved a four-way stop at Main Ave. and Centennial St.
- 17 E Main Ave
    - El Rancho owners have complications with other licenses so that's the reason the liquor license has not been obtained yet
    - Hair salon is open
    - Moxie clothing boutique will also be in that building
- Suggestion for trash contract to be rebid and rebuilt as many issues with the trash containers, businesses that use them, etc.
- Gritzmaker has closed due to a change of interest from the owners
    - Liquor license is transferable

A motion was made by VanHoven and supported by Gentry to close the meeting at 9:48 A.M. All present voting aye. Motion Carried.

_____

Kristi DeVerney, City Clerk

DRAFT

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

CITY COUNCIL MEMORANDUM

TO: Mayor Van Dorp and City Councilmembers

FROM: Kevin Plockmeyer, Interim City Manager

SUBJECT: Interim City Manager's Report

DATE: October 30, 2026

Church Street Reconstruction Project – Work continues to progress on the Church Street reconstruction project, with crews focused on completing the remaining work between Main Avenue and Washington Avenue. Final paving is now scheduled for Friday afternoon. Unfortunately, the paving operation was moved to Friday afternoon due to contractor scheduling issues.

Staff discussed at a high level whether the paving work could be shifted because of the afternoon Trick or Treat on Main Street event. However, given the contractor's schedule, the approaching weather next week, and the need to complete the paving before conditions deteriorate, the decision was made to proceed Friday afternoon. We recognize the timing was not ideal, but completing the paving while weather conditions remain favorable is important to keeping the project on schedule for completion in November.

Planning Commission Update – The Planning Commission will hold its regular November meeting on Thursday, November 5. The agenda includes a site plan review application for a gym addition and deck at The Bridge Youth Center, 435 W. Main Avenue, and a special land use application for camper, trailer and large recreational equipment repair within a portion of the property at 600 E. Riley Street. The Commission will continue work on the Master Plan by reviewing draft survey questions and discussing community engagement opportunities. Members will also review the status of projects on the 2026 Capital Improvement Program list and discuss new ideas following their October bus tour of the City.

Joint Planning Commission / City Council Meeting – Staff is looking to schedule a joint meeting of the Planning Commission and City Council, likely in mid-December. We have found these joint meetings to be helpful opportunities for the two bodies to come together periodically and discuss broader planning and development issues facing the City.

The primary purpose of this meeting will be to discuss the Sligh Block and future considerations for development of the area. Staff will begin working through potential dates and will provide additional scheduling information as plans are finalized.

Zeeland Pumpkin Path – As a reminder, Zeeland's Pumpkin Path will remain on display at Vande Luyster Square through Sunday, November 1. The carved pumpkins are illuminated each evening at dusk and provide a fun opportunity for residents and visitors to enjoy the display downtown. If you have not had a chance to walk through it yet, I would encourage you to check it out before the weekend is over.

Attachment – Monthly Zeeland Fire Rescue Department report.

Have a great weekend. If something comes up that needs attention, please do not hesitate to contact me at kplockmeyer@cityofzeeland.com or 616-368-7370.



_____
Kevin Plockmeyer, Interim City Manager

Zeeland Fire Rescue

September 2026

Monthly Report

Mission Statement

Zeeland Fire Rescue is a team committed to protect against loss of life and property from the effects of fires, medical emergencies, and other hazards.

Core Values

Integrity
Teamwork
Honor
Professionalism
Dedicated
Compassionate

Statistics

Number of Calls 2026	
Year to Date:	692
September:	90

Number of Calls 2025	
Year to Date:	693
September:	101

Training

Zeeland Fire Rescue participated in the following training courses during the month of September:

- September 14, 2026: Department training topics: Fit testing, MIOSHA part 74 review, and high voltage awareness.
- September 28, 2026: Department training topics: Vehicle extrication and air bag deployment.
- Zeeland Fire Rescue logged 10 hours with new members on mentor work.
- In the month the Daytime crew trained on the following topics:

  - EMS Carbon Monoxide Poisoning
  - Acute Respiratory Distress Syndrome
  - EMS Medication Errors
  - EMS Pediatric Assessment
  - Traffic Management
  - Firefighter Rehabilitation
  - Leadership and Ethics
  - On-Scene Report
  - HIV/Aids Awareness
  - Prehospital Trauma Life Support
  - ICS 400
  - High Voltage Awareness
  - MIOSHA Overview

Additional Department Information

The following are additional activities that Zeeland Fire Rescue participated in.

- 8 football standbys at Zeeland's Highschool games
- Installation of 6 smoke and 2 CO detectors in the community
- Labor Day Truck Parade
- Posted flags downtown for Labor Day
- West Michigan Fire Prevention Council fire truck parade in Holland
- Two fire drills at a local school
- Onboarding of 3 new members
- Two members ran a heroes 5K run







Chief Brad Deppe
DC Mitch Harsevoort
Office: (616) 931-3310

City of Zeeland
29 W. Main Avenue
Zeeland, MI 49464

Fire Department Chaplain

TO: Mayor Van Dorp, Council Members and Interim Manager Plockmeyer

FROM: Brad Deppe, Fire Chief

SUBJECT: Fire Department Chaplain

DATE: 09/25/2026

Background: Since the early days of organized firefighting, a member of the clergy has provided some support for the fire service. Much of their informal responsibilities were to offer prayers, bless new equipment such as fire trucks, and performing funerals of fallen firefighters. Much of this remains the same throughout the country, but the role of a Chaplain has become more formal over the years. A Chaplain in many cases has become a member of the team, not necessarily in firefighting capacity, but is supportive after traumatic incidents, responding to high profile calls, attending trainings and riding along to gain a better understanding of the job, as well as the men and women serving. In many cases, the Chaplain is used on an individual basis for spiritual or emotional crisis. In the historical documents in possession of Zeeland Fire Rescue, we have not been able to locate and confirm that there has ever been a fire department Chaplain appointed and retained.

Proposal: Zeeland Fire Rescue is recommending support and approval of the City Council, to allow the fire department to adopt a policy and program for a Fire Department Chaplain. A draft policy has also been included with this memo, to give guidelines for our members and the Chaplain. We feel the addition of a Chaplain will give our department more depth of support in dealing with difficult circumstances and transitioning back to our home life after those types of calls. The fire service has a 21% suicide rate, equating to approximately 100 deaths per year. Our goal as a department is to not participate in those statistics and be proactive in overall support and mental health awareness. Our long-term plan with a Chaplain in place is to begin exploring a Peer Support Team within the department to work in unison with the Chaplain. This would start these difficult conversations even sooner, providing thorough and comprehensive support. This would be a mixed-use position if you will, firstly as a voluntary staff member fulfilling duties outlined in the policy, and secondly as a contract service for individuals requesting assistance through the Fearless Chaplain program and billed at a rate of $95.00 per hour, in the same manner as the Zeeland Police Department Chaplain program is constructed.

Next Steps: Upon approval of the City Council, Zeeland Fire Rescue command staff will begin the formal process of implementing this process and work toward an appointment by the Fire Chief, of a Fire Department Chaplain. Once this is complete, we will integrate this

Chief Brad Deppe
DC Mitch Harsevoort
Office: (616) 931-3310

City of Zeeland
29 W. Main Avenue
Zeeland, MI 49464

individual into the department and its members, beginning the relationship building phase. Our deep desire is to support the members of Zeeland Fire Rescue in any way possible. So much of our ability to respond in a quality and professional manner depends on our mindset from the beginning. If our members are supported physically, emotionally, mentally and spiritually, we can provide our citizens with the best of ourselves.

Recommendation: Zeeland Fire Rescue is formally asking the City Council to approve and support the addition of a Fire Chaplain position to our roster as outlined in the proposal.

If you have any questions or concerns about this memo, please feel free to reach out.

Brad Deppe, Fire Chief

Zeeland Fire Rescue Standard Operating Procedure

Policy Title:	Fire Chaplain		
Policy Number:	132	**Volume:**	Administration
Approved By:	Brad Deppe, Fire Chief	**Pages:**	1
CFAI Reference:			
Revision Summary:	Created- September 2026 Updated-		

1. **Purpose**

   The purpose of this policy is to outline the assignments and responsibilities of the Departments Fire Chaplain.

2. **Policy**

   2.1. The Fire Chaplain is a member of the clergy appointed by the Fire Chief to assist with various assignments within Zeeland Fire Rescue. The Chaplain is under the direct supervision of the Fire Chief or their designee.

   2.2. The Fire Chaplain serves as a civilian and is not certified or empowered as a first responder or firefighter.

   2.3. The procedure for the Fire Chaplain is as follows:

   2.3.1. A uniform will be furnished however; the Chaplain is only authorized to wear it at city and department events.

   2.3.2. Some of the duties of the Fire Chaplain may include:

   2.3.2.1. Provide assistance to families of personnel who are injured or killed.

   2.3.2.2. Assisting with memorial services.

   2.3.2.3. Visiting hospitalized fire department personnel and their families.

   2.3.2.4. Leading invocations at official or social events.

   2.3.2.5. Assisting with calls for service that command staff determines could be helpful, which may include mental cases, suicide attempts, or death notifications.

   2.3.2.6. Attending funerals as a fire department representative.

   2.3.2.7. Attending various fire department functions and ceremonies.

   2.3.2.8. Assisting Department personnel.

   2.3.3. When the Fire Chaplain rides along with and officer, he/she is under the direction of that officer. The officer shall put limitations on the Chaplain's activities in situations that may be dangerous or restricted.

   2.3.4. Any Department employee may contact the Fire Chaplain for personal reasons. The Chaplain shall respect all requests for confidentiality unless extenuating circumstances exist. This service shall be billed to the department on an hourly basis but maintaining confidentiality agreements.

   2.3.5. The Fire Chaplain is encouraged but not required to attend department trainings, broadening perspective and insight into the department and its personnel.

   2.3.6. The Fire Chaplain may respond to calls, such as, structure fires or situations that are traumatic in nature, in which he/she deems necessary to check on the wellbeing of department members.

DRAFT

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

INTEROFFICE MEMORANDUM

TO: Mayor Van Dorp and City Council Members

FROM: Kevin Plockmeyer, Interim City Manager

SUBJECT: Parks and Recreation 5-Year Master Plan

DATE: October 30, 2026

CC: City Council Work Study Items Agenda November 2, 2026

The purpose of this memo is to provide City Council with a draft copy of the City's updated Five-Year Parks and Recreation Plan for review prior to beginning the required public comment period in November. The Parks and Recreation Plan serves as a guide for the City's future investment in parks, recreation facilities, trails, and open spaces. The plan establishes long-term goals and objectives, identifies community needs, and outlines potential capital improvements over the next five years. Maintaining an updated plan is also necessary for the City to remain eligible for several Michigan Department of Natural Resources grant programs.

Over the past several months, the Cemetery and Parks Commission has worked with MCSA Group and City staff to develop the updated plan. This process included reviewing existing park conditions, evaluating the goals and objectives from the previous plan, reviewing the results of a community survey, and conducting a bus tour of the City's parks to evaluate potential improvement projects. The Commission also participated in an exercise to prioritize future capital improvements, which helped establish the direction of the Action Program and Capital Improvement Schedule included in the draft plan.

The community survey provided valuable feedback regarding the use of the City's parks and desired improvements. In general, respondents expressed strong support for reinvesting in existing facilities, improving accessibility, enhancing playgrounds and restrooms, expanding trail connections, and preserving natural areas. This feedback, together with the Commission's discussions and project rankings, helped shape the priorities identified in the updated plan. At its October meeting, the Cemetery and Parks Commission completed its review of the draft plan

and provided final feedback to MCSA Group and staff. We appreciate the Commission's time and thoughtful participation throughout this process.

Following City Council's review, the draft plan will be made available for public comment during the month of November and into December. Upon completion of the public comment period, a public hearing will be scheduled at a City Council meeting, anticipated in December or early January. Following the public hearing and consideration of any additional comments, the plan will be presented to City Council for final adoption before submission to the Michigan Department of Natural Resources.

No formal action is requested of City Council at this time. The intent is simply to provide Council with an opportunity to review the draft plan and offer any preliminary feedback before it is released for public comment.



_____
Kevin Plockmeyer, Interim City Manager

FEEL THE ZEEL

City of Zeeland

2027 Parks and Recreation Plan

Prepared By :

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS · MICHIGAN



Table of Contents

1. Introduction — Page 1

Introduction
Plan Purpose
Plan Scope

2. Community Description — Page 3

Social Characteristics
Physical Characteristics / Resource Inventory
Location Map
Zoning Map

3. Administrative Structure — Page 9

City Management and Staff
City Services and Infrastructure
City of Zeeland Organizational Chart
Cemetery and Parks Commission
Zeeland Recreation
Cemetery and Parks Organizational Chart
Cemetery and Parks Budget
Role of Volunteers

4. Recreation Inventory — Page 12

City of Zeeland Park and Open Space Facilities
Indoor Recreation Facilities
Regional Facilities
DNR Recreation Grant Inventory
City of Zeeland Public Schools
Recreation Facilities Walkability Map
Existing Recreation Facilities Matrix

5. Planning and Public Input Process — Page 25

Recreation Planning
Plan Process and Development
Parks and Recreation Master Plan Community Survey Responses

6. Recreation Needs and Deficiencies Page 27

Recreation Standards
Recreation Standards for Acreage
Recreation Standards for Activities / Facilities
Recreation Needs and Deficiencies Table
Recreation Facilities Summary

7. Goals and Objectives Page 33

8. Action Program and Capital Improvement Schedule Page 35

9. Park Plans Page 38

Park Master Plans

10. Local Adoption and Certification Plan Page 39

Certification Checklist
Cemetery and Parks and Commission Resolution of Adoption
City Commission Resolution of Adoption
Public Hearing Notice
Minutes of Public Hearing
Regional Planning Agency Transmittal Letter
County Planning Agency Transmittal Letter

11. Appendices Page 40

Public Hearing Notes
Public Notices
Cemetery and Parks Ordinance



01_
Introduction

Parks, recreation, and open space are important elements of all communities and contribute significantly to the quality of life enjoyed by residents. Recreational opportunities provide places for people of all ages to gather, interact, exercise, and participate in activities that strengthen both physical and social well-being. Youth within the community benefit from safe and constructive places to spend their leisure time through organized programs, sports, and outdoor activities that encourage healthy lifestyles and positive personal development. Families are provided with affordable and enjoyable opportunities to come together with friends and neighbors in ways that foster community pride, strengthen relationships, and create a positive image for the community as a whole. Senior citizens also benefit from parks and recreation programs by having access to opportunities that encourage active living, social engagement, and healthy, fulfilling retirement years.

A properly developed parks and recreation plan should represent the vision and desires of the community while balancing creativity with practicality. Effective planning reflects what residents want for their community, presents imaginative ideas for future improvements, and remains realistic in identifying what can reasonably be accomplished. Communities are constantly changing, and planning serves as an important tool for anticipating and managing that change in a thoughtful and organized manner. Successful recreation planning recognizes that communities are built for people and that flexibility, cooperation, and compromise are essential in addressing evolving recreational, environmental, and social needs.

In recent years, recreation planning has increasingly adopted a more comprehensive and holistic approach that extends beyond traditional park boundaries. Modern recreation systems now include not only neighborhood and community parks, but also sidewalks, non-motorized pathways, linear trails, greenways, town squares, plazas, and other publicly and privately owned open spaces that contribute to the overall recreational network. Indoor recreation facilities, community centers, and shared-use public buildings also play an important role in meeting the recreational and social needs of residents throughout the year. This broader approach encourages greater connectivity between neighborhoods, promotes walkability, and enhances accessibility for residents of all ages and abilities.

Beyond the recreational and social benefits provided by parks and open space, there are also significant environmental and economic advantages associated with comprehensive recreation planning. Preserving open spaces and natural areas helps protect water resources, improve air quality, reduce stormwater runoff, preserve wildlife habitat, and maintain scenic character within the community. Expanded trail systems and pedestrian connections can reduce dependence on automobiles, lessen traffic congestion, and encourage healthier lifestyles through walking and bicycling. Coordinated recreation and open space planning can also improve environmental stewardship, strengthen public support for community investments, and create opportunities for partnerships that enhance recreational services and facilities for future generations.



PLAN PURPOSE

The purpose of this Community Recreation Plan for the City of Zeeland is to provide a framework for guiding decisions related to parks, recreation facilities, open space, and recreational programming throughout the community. The Plan identifies current and future recreational needs and establishes goals, objectives, and an action program for meeting those needs over the next five years.

The City of Zeeland is committed to maintaining a high quality of life through accessible parks, trails, recreational facilities, and community gathering spaces that serve residents of all ages. This Plan supports that commitment by outlining priorities for park improvements, trail connectivity, accessibility, recreation programming, and environmental stewardship while coordinating recreation planning with broader community development efforts.

In addition to guiding future improvements, the Plan serves as an educational tool for residents and local officials by emphasizing the importance of a balanced and sustainable park and recreation system. Public input and community participation have played an important role in shaping the recommendations and priorities identified within the Plan.

The City of Zeeland last prepared a Community Park and Recreation Plan in 2022. This updated Plan reflects current community conditions, recreational trends, and future needs while continuing to meet the requirements of the Michigan Department of Natural Resources for recreation planning and grant eligibility. Maintaining an approved plan allows the City to remain eligible for federal and state funding opportunities for park development, land acquisition, trail improvements, accessibility upgrades, and enhancements to existing recreational facilities.



PLAN SCOPE

The scope of this Community Recreation Plan includes the City of Zeeland's parks, recreation facilities, open spaces, trails, and greenway corridors that contribute to the community's overall recreation system. The Plan addresses both active and passive recreation opportunities, including neighborhood parks, community gathering spaces, non-motorized pathways, and natural open spaces that enhance quality of life for residents and visitors. In addition to outdoor recreation facilities, recreational programming provided through Zeeland Recreation offers a variety of athletic, enrichment, wellness, and community programs for residents of all ages. The City supports these programs through the continued maintenance and improvement of public recreation facilities and amenities.

The geographic focus of the Plan is primarily within the City of Zeeland boundaries; however, recreation use patterns and regional connections extending into neighboring communities are also considered. The Plan recognizes the importance of coordination with nearby municipal facilities, regional trail systems, schools, and other public recreation providers in order to improve accessibility, connectivity, and the efficient delivery of recreation opportunities.

The planning period for this document covers the next five years and includes a proposed action program and capital improvement schedule to guide future recreation investments and priorities. While the specific projects identified in the Plan are intended to address needs within the five-year timeframe, the broader goals and objectives established through the planning process are intended to provide long-term direction for the continued development, preservation, and enhancement of Zeeland's parks and recreation system.

02_

Community Description



INTRODUCTION

Zeeland is a small city in West Michigan, located eight miles east of Lake Michigan; it was established in 1847 on land formerly occupied by the Odawa people. It was named after the province of Zeeland in the Netherlands, the home country of the immigrants who founded the town.

Today the city is populated by over 5,000 residents and is home to several world-renowned companies, including MillerKnoll, Mead Johnson, J.R. Automation, and Gentex.

Social Characteristics

HISTORY

The town of Zeeland, Michigan was founded in 1847 by Jannes Van de Luyster, Reverend Cornelius Vander Meulen, and approximately 450 other Dutch immigrants. They had emigrated from the Netherlands both to avoid religious persecution and escape a faltering economy. They followed in the footsteps of Albertus Van Raalte who had settled Holland, Michigan the previous year.

POPULATION

The population of Zeeland, Michigan increased from 5,504 in 2010 to 5,719 in 2020, reflecting modest growth over the decade. Since 2020, the population has slightly declined to an estimated 5,637 in 2024, a decrease of 1.5% from the 2020 baseline. During the same period, population density rose from 1,839.5 to 1,912.1 people per square mile, while the land area remained constant at 2.99 square miles.

Source: U.S. Census Bureau

SCHOOL DISTRICT POPULATION

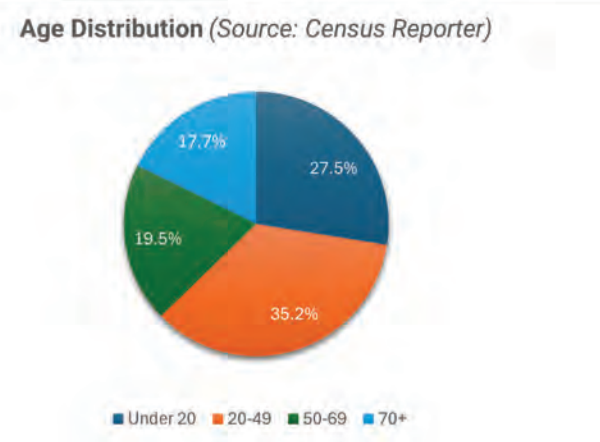
Zeeland Public School district includes 2 high schools, 2 middle schools and six elementary schools. Additionally, the district houses a successful early childhood preschool program, a year-round K-8 multi-aged school, Spanish Immersion, elementary gifted and talented, and alternative high school and an online program. The district is 94 square miles, encompassing the City of Zeeland, a portion of the City of Holland and eight townships within Ottawa and Allegan Counties. The Fall 2025 student enrollment from K-12 was 5,618 students.

POPULATION DISTRIBUTION

In Zeeland, Michigan, the median age is 37.1 with the age distribution showing the largest share of residents in the 30–39 age group (14.9%), followed by 20–29 (12.6%). Midlife groups are smaller, with 40–49 at 7.7% and 50–59 at 9.5%. Older adults make up a notable portion of the population, including 60–69 (10%), 70–79 (7.4%), and 80+ (10.3%). The population composition is 52.2% female and 47.8% male.

Sources: Data USA, U.S. Census Bureau, and Census Reporter

Median Age *(Source: Data USA)*	
	2024
City of Zeeland	37.1
Ottawa County	36.5
Michigan	40.2



POPULATION BY RACE

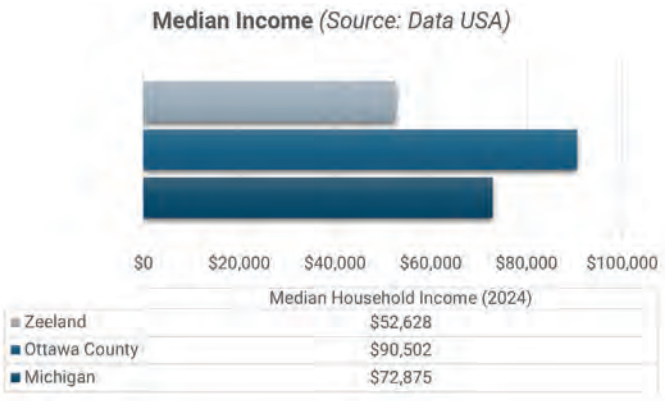
The City of Zeeland's population is predominantly White (Non-Hispanic), comprising approximately 80.5% of residents. Individuals identifying as two or more races, including Hispanic ethnicity, represent 9.02% of the population, while White (Hispanic) residents account for 5.75%. Black or African American (Non-Hispanic) residents make up 2.14%. Smaller shares include Other (Hispanic) at 1.32%, two races excluding Hispanic at 0.92%, and two races including non-Hispanic at 0.35%.

Source: Data USA

OCCUPATION & HOUSEHOLD INCOME

The median household income in Zeeland is $52,628, which is less than the median income of $72,875 across the state of Michigan. From 2023 to 2024, employment in Zeeland, MI grew at a rate of 1.88%, from 2.71k employees to 2.76k employees. The occupational structure in Zeeland shows a diverse workforce with employment concentrated in office & administrative support, management, production, architecture & engineering, and education occupations in 2024. The City's workforce reflects a gradual shift toward more service and knowledge-based employment, with growth in management, education, and technical fields offset by declines in several support and production roles.

Source: Data USA - Census Bureau ACS 5-year Estimate



Physical Characteristics / Resource Inventory

INTRODUCTION

Understanding the physical features and natural resources of the City helps to explain its historical development and guide future develop to ensure important natural resources are preserved and protected for future generations.

TOPOGRAPHY

The topography of the area varies between flat and gently rolling. Grade changes are predominantly associated with rivers and drains, including the Macatawa ridge running northwest from the City of Zeeland into Olive Township. In general, the western areas show more elevation change, with the eastern area being essentially flat. There are no major lakes located within the area, which is characterized by numerous natural drains and associated wetlands.

WATER RESOURCES

Nearly all the City of Zeeland is located within the Macatawa Watershed; portions of four sub watersheds exist within the City: Upper Macatawa River; Nordeloos Creek; Peters Creek; and South Branch Macatawa River. Of these watersheds, the Upper Macatawa River watershed occupies most of the land area.

FISH & WILDLIFE RESOURCES

Both the Huizenga Park Pond and the Black River at Paw Paw Park are a popular fishing destinations. The water features support numerous small pan fish species. There is also a large Duck and Goose population at Huizenga Park Pond and both locations are home to a variety of bird, insect, and small mammal species.

VEGETATIVE COVER

The City of Zeeland is a mature residential community and as such, many streets and yards contain mature vegetation. This includes both deciduous and coniferous trees, as well as large shrub masses. Lawrence Street, Huizenga, and Paw Paw Bridge Parks have well established shade trees and naturalized areas. The North Side Parkway non-motorized pathway runs through 1.2 miles of wooded areas, wetlands, and the waterway along the Boone Drain.



SOILS

The soils within the City of Zeeland are primarily derived from glacial and lake plain deposits and are generally characterized by sandy loams, loamy sands, and moderately to poorly drained soils common throughout the Lake Michigan coastal region. Much of the community contains relatively flat terrain with soils that support a mix of urban development, recreation facilities, landscaped open spaces, and surrounding agricultural uses.

Sandy and well-drained soils located throughout portions of the City are generally suitable for recreational development, trail construction, and urban uses. However, some areas contain poorly drained and hydric soils associated with wetlands, drainage corridors, and low-lying areas. These soils may present limitations for development due to seasonal wetness, high groundwater, or erosion potential, but they also provide important environmental benefits such as stormwater storage, groundwater recharge, and wildlife habitat protection.

Overall, soil conditions within Zeeland influence land use patterns, stormwater management practices, and future recreation planning efforts. Consideration of soil characteristics remains important when planning for park improvements, trail development, open space preservation, and other public infrastructure investments to ensure long-term sustainability and environmental protection.

CLIMATE

The influence of Lake Michigan on the climate of West Michigan is quite strong throughout most of the year. Westerly winds combined with water temperature create “lake effects”. In Zeeland, the summers are warm and partly cloudy, and the winters are freezing, windy, and mostly cloudy. Over the course of the year, the temperature typically varies from 19°F to 82°F and is rarely below 5°F or above 89°F.

LAND USE

The service area of this Plan is centered on the City of Zeeland and reflects a mature urban community within the broader Holland-Zeeland region. While surrounding communities and portions of Zeeland Charter Township have continued to experience residential and commercial growth, the City of Zeeland has experienced a slight decline in population in recent years. As a result, future planning efforts within the City are expected to focus less on outward expansion and more on reinvestment, redevelopment, neighborhood stability, and maintaining a high quality of life for existing residents.

The City of Zeeland is largely developed and characterized by established residential neighborhoods, downtown commercial areas, industrial employment centers, institutional uses, and public parks and recreation facilities. Although population trends have remained relatively stable or slightly declined, demand continues for accessible recreation opportunities, trail connectivity, community gathering spaces, and improvements to existing public amenities. Redevelopment, infill development, and continued investment in infrastructure and recreational facilities are expected to remain important components of future land use planning.

The surrounding area continues to include agricultural lands, open spaces, woodlands, wetlands, and natural drainage corridors that contribute to the environmental character of the region. These natural features provide important opportunities for recreation, greenway development, environmental protection, and stormwater management. As land use patterns continue to evolve throughout the Zeeland area, it remains important to balance redevelopment and economic investment with the preservation of open space, natural resources, and recreational amenities that support the community’s overall quality of life.

TRANSPORTATION

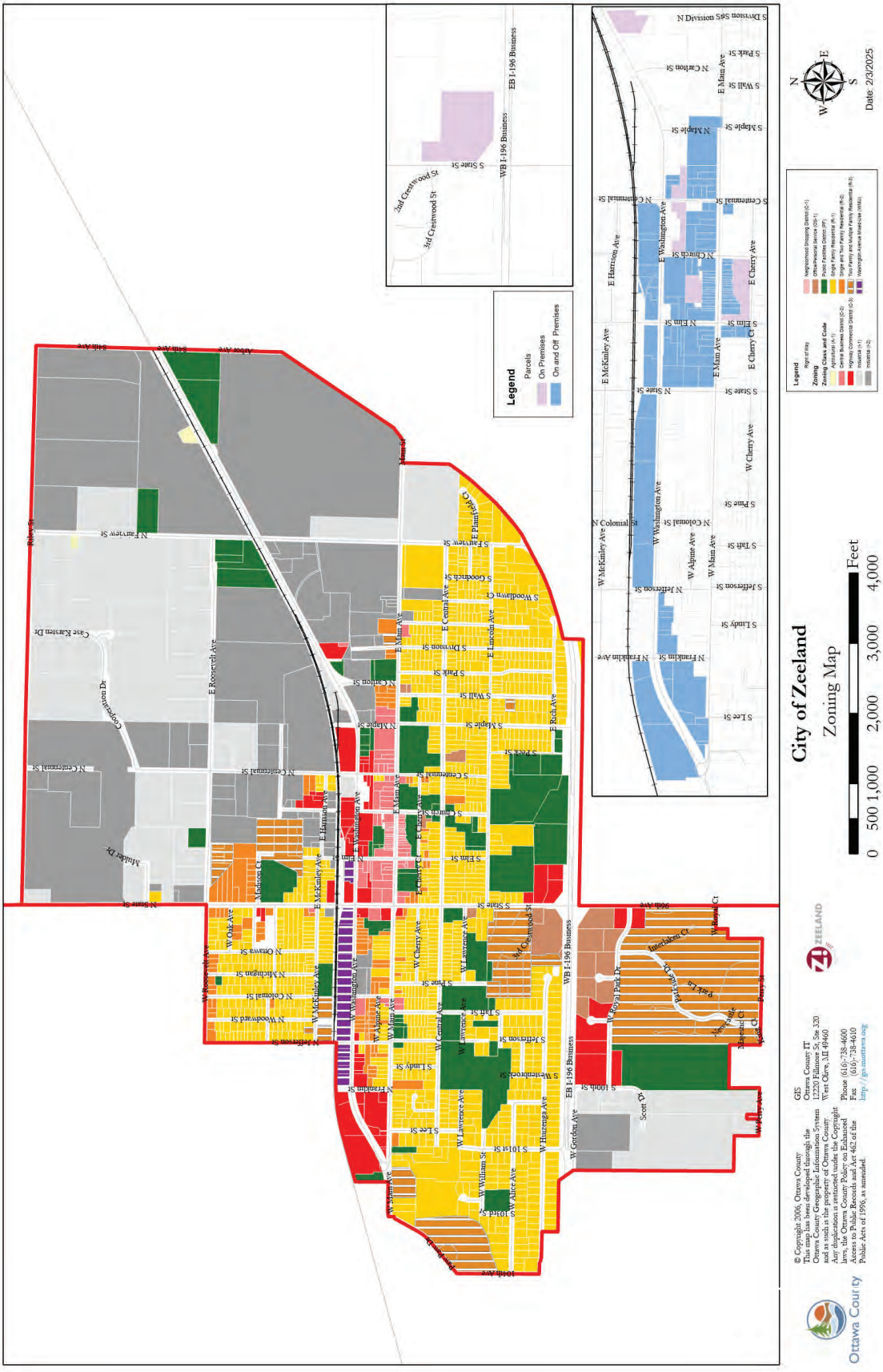
Access to the service area from other areas along the shoreline or inland is from U.S. 31 and I-196, respectively. These limited accesses: high-speed expressways provide easy access to the neighboring metropolitan areas of Grand Rapids, Grand Haven and Muskegon. U.S. 31 provides north/south transportation along the Lake Michigan shoreline and provides numerous access points to the plan service area north of Lakewood Boulevard. I-196 runs from Grand Rapids southwest along the Lake Michigan shoreline connecting to I-94, the primary route between Detroit and Chicago. State highways serving the area include M-121 (Chicago Drive) in the south of the service area and M-45 (Lake Michigan Drive) in the north.

The Macatawa Area Express (MAX) is the public transit system for the greater Holland/Zeeland area, with fixed route buses serving the City of Holland, City of Zeeland, and Holland Charter Township. MAX also offers Reserve-A-MAX curb-to-curb service for persons with disabilities, seniors, and those whose origins and destinations are farther than ¼ mile of a bus stop. All MAX vehicles are wheelchair accessible and larger buses are equipped with bike racks to enable passengers to take advantage of the area's bike path system.

LOCATION MAP



ZONING MAP


City of Zeeland
Zoning Map
0 500 1,000 2,000 3,000 4,000
Feet
Date: 2/3/2025
Legend
Parcels
On Premises
On and Off Premises
Ottawa County

03_
Administrative Structure

CITY MANAGEMENT AND STAFF

The City of Zeeland operates within a council-manager form of government. The city manager serves as the city's chief administrator. He supervises the implementation of policy and procedures as directed by the city council through coordination and supervision of operations in all city departments. The city manager advises the city council on all matters relating to the planning, development, and operating status of city departments.

CITY SERVICES & INFRASTRUCTURE

The Parks and Cemetery Supervisor is responsible for the overall supervision of the day-to-day operations. The Supervisor is responsible for managing three full-time Parks/Cemetery Maintenance Workers and up to five seasonal employees. These employees are responsible for the maintenance and care of the City Parks, Cemeteries, and Downtown District including lawn/sprinkler maintenance, playground maintenance, and winter snow removal. The Supervisor reports to the Assistant City Manager, City Manager, Cemetery and Parks Commission, and the City Council.

CEMETERY AND PARKS COMMISSION

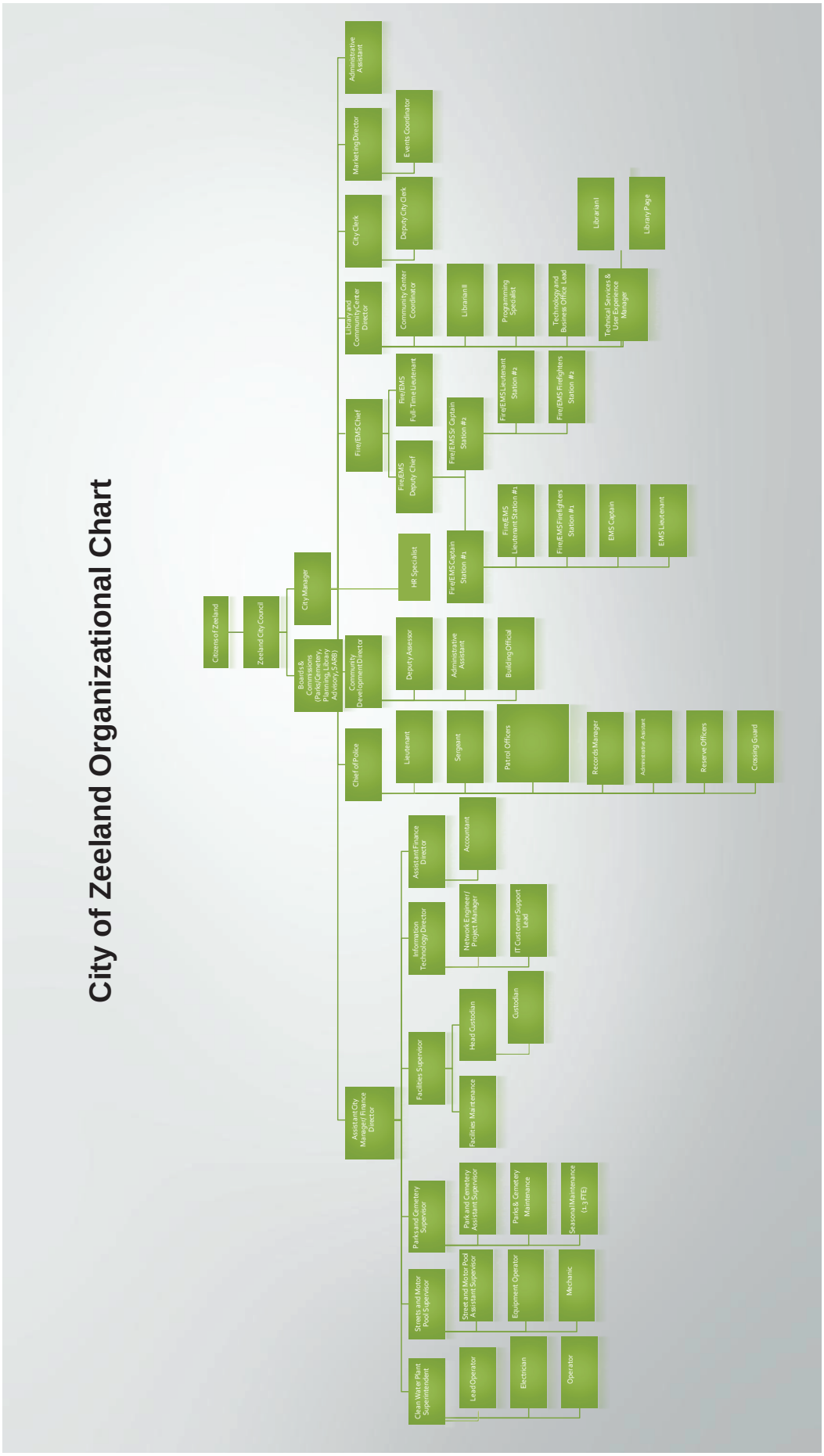
The Cemetery and Parks Commission assists the Cemetery and Parks Department in developing policies and procedures. The Commission includes seven (7) members. The seven-member board advises City Council on long-range plans and needs for the City's cemeteries.

CEMETERY AND PARKS COMMISSION MEMBERS

John Query, Commission Chair	Term Expires May 6, 2029
Major Pro Tem Sally Gruppen (City Council Representative)	
Susan Lucas	Term Expires May 1, 2027
Thom Parker	Term Expires May 4, 2030
Ashley Kiekintveld	Term Expires May 7, 2028
Lynette Lam	Term Expires May 3, 2031
Sabina Otterman	Term Expires May 6, 2029

ZEELAND RECREATION

There is not a formal definition on how the City of Zeeland and Zeeland Recreation work together, however, he City has a formal lease agreement with Zeeland Recreation to use some City facilities.


City of Zeeland Organizational Chart
Citizens of Zeeland
Zeeland City Council
Boards & Commissions (Parks & Cemetery, Planning, Library Advisory, ZABB)
City Manager
Administrative Assistant
Marketing Director
Events Coordinator
City Clerk
Deputy City Clerk
Library and Community Center Director
Community Center Coordinator
Librarian II
Programming Specialist
Technology and Business Office Lead
Technical Services & User Experience Manager
Librarian I
Library Page
Fire/EMS Chief
Fire/EMS Full-Time Lieutenant
Fire/EMS Deputy Chief
Fire/EMS Sr Captain Station #2
Fire/EMS Lieutenant Station #2
Fire/EMS Firefighters Station #2
HR Specialist
Fire/EMS Captain Station #1
Fire/EMS Lieutenant Station #1
Fire/EMS Firefighters Station #1
EMS Captain
EMS Lieutenant
Community Development Director
Deputy Assessor
Administrative Assistant
Building Offical
Chief of Police
Lieutenant
Sergeant
Patrol Officers
Records Manager
Administrative Assistant
Reserve Officers
Crossing Guard
Assistant City Manager/Finance Director
Assistant Finance Director
Accountant
Information Technology Director
Network Engineer/ Project Manager
IT Customer Support Lead
Facilities Supervisor
Head Custodian
Custodian
Facilities Maintenance
Parks and Cemetery Supervisor
Park and Cemetery Assistant Supervisor
Parks & Cemetery Maintenance
Seasonal Maintenance (1.3 FTE)
Streets and Motor Pool Supervisor
Street and Motor Pool Assistant Supervisor
Equipment Operator
Mechanic
Clean Water Plant Superintendent
Lead Operator
Electrician
Operator

CEMETERY AND PARKS BUDGET

The current source of funding for the Cemetery and Parks Budget comes from the General Fund which is heavily funded by property taxes. From year to year, the budget expenditures vary reflecting changing needs. Below are the 2026-2027 budgets for the Parks and City Park Improvements Fund.

Parks Budget

(Source: City of Zeeland 2026-2027 Annual Budget)

Financial Summary	FY 24-25 Actual	FY 25-26 Budget	FY 25-26 Projected	FY 26-27 Budget	% Change From FY 25-26
Personnel Services	$ 256,533	$ 307,021	$ 262,920	$ 289,403	
Operating Costs	209,614	255,724	247,123	280,896	
Capital Outlay	39,000	45,000	65,000	105,000	
Total	$ 505,147	$ 607,745	$ 575,043	$ 675,299	11.12%
Personnel Summary		**Budget**		**Budget**	**% Change**
Full-Time Equivalents		2.37		2.15	
Part Time Positions		1.08		1.06	
Total Positions		3.45		3.21	-6.96%

City Park Improvement Fund

(Source: City of Zeeland 2026-2027 Annual Budget)

Financial Summary	FY 24-25 Actual	FY 25-26 Budget	FY 25-26 Projected	FY 26-27 Budget
Operating Costs	$ -	$ -	$ -	$ -
Capital Outlay	283,338	900,000	1,100,000	-
Transfers Out	-	-	-	-
Total	$ 283,338	$ 900,000	$ 1,100,000	$ -

ROLE OF VOLUNTEERS

Volunteers play an important role in supporting Zeeland parks through cleanup projects, trail maintenance, beautification efforts, and environmental stewardship. Specialized volunteer days give community members opportunities to participate in activities such as tree planting, native habitat restoration, and invasive species removal.

A key partnership with the Outdoor Discovery Center (ODC) helps strengthen these efforts. Through organized stewardship events, volunteers work alongside conservation professionals to remove invasive species such as garlic mustard and buckthorn, helping restore healthy native ecosystems in local parks and natural areas. The partnership also provides education and hands-on learning opportunities that encourage environmental awareness and community involvement.

Through volunteer service and regional partnerships, Zeeland parks continue to benefit from improved natural spaces, stronger community connections, and long-term environmental sustainability.

04_
Recreation Inventory

INTRODUCTION

In order to determine the recreational needs for the City of Zeeland, an analysis of the existing facilities was undertaken. The intent of the analysis is to provide a clear evaluation of the strengths and weaknesses of the existing recreational opportunities the City has to offer its citizens. The inventory is based on information provided by City staff and site inspections carried out by MCSA Group as part of the planning process.

CITY PARK & OPEN SPACE FACILITIES

The City of Zeeland provides a range of passive and active recreation opportunities for residents within its City Parks. There are ten (10) City parks and trails and five (5) public school sites that have existing recreational facilities on approximately 33.8 acres of public or quasi-public land in the City of Zeeland. The City properties can be classified as follows: two neighborhood parks, one community park, and six mini parks. This classification is adapted from "Park, Recreation, Open Space and Greenway Guidelines," J. D. Mertes and J. R. Hall, 1995, as recommended by the Michigan Department of Natural Resources. A more detailed description and photographic inventory of each site follows. An Existing Recreation Facilities map at the end of this section illustrates the location of public park/recreation areas within the City, and an Existing Recreation Facilities matrix provides a summary of the facilities provided at each location.





MINI PARKS

Mini-parks are specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens. The service area of a mini-park is less than a ¼ mile radius and the park size is typically less than 1 acre. The City of Zeeland has six mini-parks.



NEIGHBORHOOD PARKS

Neighborhood parks remain a basic unit of the park system and serves as the recreational and social focus of the neighborhood. This park typically serves a ¼- to ½-mile distance and is uninterrupted by nonresidential roads and other physical barriers. A size of 5-10 acres is considered optimal for this type of park. The focus is on informal active and passive recreational activities, such as walking, field games, court games, playground equipment, and picnicking. The City has two neighborhood parks.



COMMUNITY PARKS

Community wide parks serve a broader purpose than neighborhood parks and provide a range of facilities and areas capable of supporting structured and unstructured community participation. These areas are typically between 30 and 50 acres in size and serve two or more neighborhoods and a ½ to 3-mile distance. Facilities may include wooded or natural areas, picnic shelters and grills, bike or hiking trails, and other semi-active and passive uses for large groups of people. They may also contain specialized recreational facilities such as swimming pools, community centers, and lighted ball diamonds. The City has one community park.

ACCESSIBILITY

An Accessibility Assessment of each facility was undertaken using the following ranking system for the site elements based upon the 2010 Standards for Accessible Design:

1. NONE
2. SOME
3. MOST
4. ALL
5. THE FACILITY MEETS THE PRINCIPALS OF UNIVERSAL DESIGN (Equitable Design, Flexibility in Use, Simple and Intuitive Use, Perceptible Information and Tolerance for Error, Low Physical Effort and Size and Space for Approach and Use)



HUIZENGA PARK



DESCRIPTION

The City's largest park is located south of Business I-196. This community park features a range of facilities including a skate park, five (5) small picnic shelters, a basketball court, a sand volleyball court, two (2) horseshoe pits, two (2) little league ball fields, a restroom building, walking trails, and several paved parking areas. A new playground was installed in 2018 replacing the Timber Town Structure installed in 1994. The ball fields were renovated in 2021 and are currently maintained by Zeeland Recreation. Pickleball courts were added to the north side of the park in 2019. At that time, the restroom building was replaced with a newer building and an additional parking area was added. The restroom building near the little league fields has been improved and made fully accessible. The park also features a fishing pond with boardwalks.

CLASSIFICATION :

Community Park

LOCATION:

350 Royal Park Dr.

SIZE:

25.4 acres

ACCESSIBILITY RATING: 4

This park has had many improvements over the last few years, all of which meet the Principals of Universal Design.

Accessibility Improvements: When the remaining items of the park are replaced, they should be made accessible.

CONDITION:

This popular park is well maintained and in good condition. However, the existing skate park and basketball court are near the end of their lifespan and should be considered for replacement.



KEY

ACTIVE RECREATION

1. PICKLEBALL COURTS (8)
2. PLAYGROUND
3. BASKETBALL COURT (1)
4. SKATE PARK
5. SAND VOLLEYBALL (1)
6. LITTLE LEAGUE BALL FIELDS (2)
7. HORSE SHOE PITS (2)

PASSIVE RECREATION

8. SHADE SHELTER (5)
9. PAVED TRAIL
10. BOARDWALK / FISHING PIER
11. OPEN LAWN

PARK INFRASTRUCTURE

12. PARKING LOT
13. PARK SIGN
14. FOOTBRIDGE
15. RESTROOM BUILDING (2)
16. MAINTENANCE BUILDING

PARK AREA: 25.4 ACRES

FEEL THE ZEEL

5-YEAR PARK & RECREATION PLAN

HUIZENGA PARK - EXISTING CONDITIONS PLAN

350 ROYAL PARK DR.

DATE
10.14.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

HOOGLAND PARK



DESCRIPTION

This park is located East of the Zeeland Cemetery, in a residential neighborhood, south of downtown Zeeland and north of the I-196 Business Loop. The site was updated in 2025 and features a new restroom building, playground areas, small picnic shelter, and paved parking area. Since these improvements were completed, the park has grown in popularity.



CLASSIFICATION :

Neighborhood Park

LOCATION:

350 E Rich Ave.

SIZE:

0.87 acres

ACCESSIBILITY RATING: 4

Ramp at playground meets ADA but not universal guidelines.

Accessibility Improvements:
None at this time.

CONDITION:

This park was recently renovated.



KEY

ACTIVE RECREATION

1 PLAYGROUND

PASSIVE RECREATION

2 SHADE SHELTER

3 PAVED WALKWAY

4 BENCH

5 OPEN LAWN

PARK INFRASTRUCTURE

6 PARKING LOT

7 RESTROOM BUILDING

8 SEAT WALL

9 MEMORIAL COLUMN

10 PARK SIGN

11 BIKE RACKS

12 FENCE AROUND SITE

PARK AREA: 0.87 ACRES

FEEL THE ZEEL

5-YEAR PARK & RECREATION PLAN

HOOGLAND PARK - EXISTING CONDITIONS PLAN

350 E RICH AVE.

DATE
10.14.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

LAWRENCE PARK

DESCRIPTION

This park is located in a mixed-use area in the south-central part of the City. Active recreation facilities include a ball field, tennis/pickleball/basketball courts, and a playground. Zeeland Recreation programs the ball field for tee ball and is also responsible for its maintenance. The park also features an outdoor amphitheater with stage area, known as the "bowl", which is the scene for a summer concert series and other community events. There is also a large group picnic shelter with attached bathrooms, a community room, and a large group grill area. Open grass areas with mature trees contain additional picnic tables and grills. A stairway links the park to Crestwood Village.







CLASSIFICATION :

Neighborhood Park

LOCATION:

100 W Lawrence Ave.

SIZE:

4.4 acres

ACCESSIBILITY RATING: 2

There are several areas of the park that could use accessibility upgrades.

Accessibility Improvements:
The site amenities (drinking fountains, benches, grill) and playground equipment should be made accessible. An accessible path along the east side of the park and a direct connection from the barrier-free parking space would improve access and usability. Additional barrier-free improvements are needed at the amphitheater ramp and seating areas.

CONDITION:

This park is well maintained and has seen recent improvements to the bowl, but the parking areas, playground equipment, and concrete under the shelter should be replaced.



KEY

ACTIVE RECREATION

1. BALL FIELD (1)
2. PICKLEBALL COURT (1)
3. TENNIS COURT (1)
4. BASKETBALL COURTS (2)
5. PLAYGROUND
6. AMPHITHEATER

PASSIVE RECREATION

7. PAVILION
8. BBQ PIT
9. GRILLS
10. OPEN LAWN

PARK INFRASTRUCTURE

11. PARKING LOT
12. PARK SIGN
13. DRINKING FOUNTAIN
14. RESTROOM, CONCESSION, AND STORAGE BUILDING

PARK AREA: 4.4 ACRES

FEEL THE ZEEL

5-YEAR PARK & RECREATION PLAN

LAWRENCE PARK - EXISTING CONDITIONS PLAN

100 W LAWRENCE AVE.

DATE
10.14.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS · MICHIGAN

ELM STREET PARK





DESCRIPTION

This park is located at the corner of Elm and Cherry St. This mini park has seating and lawn games in the summer and community events throughout the seasons including a farmers market.



CLASSIFICATION :

Mini Park

LOCATION:

28 S Elm St.

SIZE:

0.12 acres

ACCESSIBILITY RATING: 5

The park, as well as the adjacent streets, all meet Universal Design Standards.

Accessibility Improvements:
None required at this time.

CONDITION:

The facility is in excellent condition.

SPLASH PAD PARK

DESCRIPTION

This park is in the previous location of Heritage Square at the intersection of Main and Elm bordered by City Hall. There is a paved plaza with an outdoor fireplace, splash pad with shade shelters, seating, a drinking fountain, and a plaque on Zeeland's Dutch Heritage. It also has an elevated stage that periodically hosts live music. Recent maintenance improvements included resetting uneven pavers to enhance safety and accessibility and repainting the fencing to refresh its appearance.







CLASSIFICATION :

Mini Park

LOCATION:

100 E Main Ave.

SIZE:

0.26 acres

ACCESSIBILITY RATING: 4

Ramp at elevated stage meets ADA but not universal guidelines.

Accessibility Improvements:
None required at this time.

CONDITION:

The facility is in excellent condition.



KEY

ACTIVE RECREATION

1. SPLASH PAD
2. STAGE
3. FARMERS MARKET, EVENT SPACE, AND YARD GAMES

PASSIVE RECREATION

4. ENTRY PLAZA
5. SHADE CANOPY
6. GRASS LAWN

PARK INFRASTRUCTURE

7. CLOCK TOWER
8. FIREPLACE
9. RESTROOM BUILDING
10. PARKING LOT

PARK AREA: 0.38 ACRES

5-YEAR PARK & RECREATION PLAN

ELM STREET PARK / SPLASH PAD PARK - EXISTING CONDITIONS PLAN

28 S ELM ST. / 100 E MAIN AVE.

DATE
10.14.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

MICHIGAN ST. TOT LOT

DESCRIPTION

This park is located in a residential neighborhood. The playground features older play equipment with a surrounding concrete pathway and a small picnic shelter with tables and benches.



CLASSIFICATION :

Mini Park

LOCATION:

376 N Michigan St.

SIZE:

0.30 acres

ACCESSIBILITY RATING: 3

This park has paved walkway connections to most of the facilities.

Accessibility Improvements:
A barrier free connection to the shelter and ramps into the playground should be added. Companion spaces should be added to bench areas. A paved connection should also be added between the sidewalk within the right-of-way and the park's internal pathway.

CONDITION:

The park is very well maintained. Considerations should be made to replace all play equipment as they are at the end of their life expectancy. Shelter roof could be replaced and frames painted.





KEY

ACTIVE RECREATION

1. PLAY STRUCTURE
2. TRACK RIDE
3. WHIRL RIDE
4. SPRING RIDER
5. SWINGS
6. CLIMBERS

PASSIVE RECREATION

7. SHADE SHELTER
8. PAVED WALKWAY AROUND SITE
9. BENCH

PARK INFRASTRUCTURE

10. PARK SIGN
11. CHAIN LINK FENCE AROUND SITE

PARK AREA: 0.30 ACRES

5-YEAR PARK & RECREATION PLAN

MICHIGAN ST. TOT LOT - EXISTING CONDITIONS PLAN

376 N MICHIGAN ST.

DATE
10.14.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS · MICHIGAN

PAW PAW FOOTBRIDGE

DESCRIPTION

This park is located at the west City limits. It has a winding bike path and a footbridge spanning the Macatawa River. A shelter with a grill and picnic tables are also provided. The City partners with the Outdoor Discovery Center to maintain the river shoreline.





CLASSIFICATION :

Mini Park

LOCATION:

10309 Paw Paw Dr.

SIZE:

1.03 acres

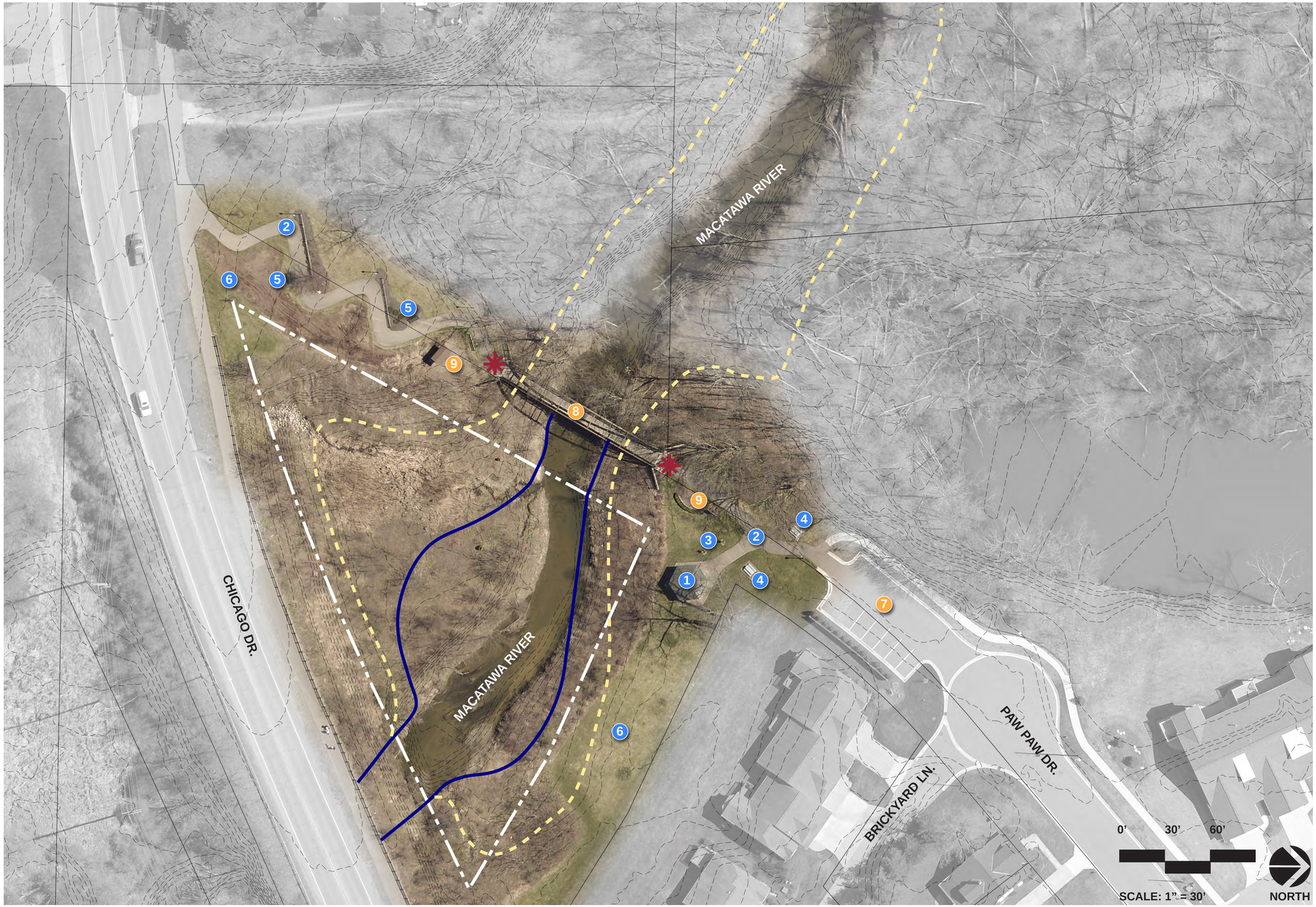
ACCESSIBILITY RATING: 2

Most of the walks do not meet barrier free requirements.

Accessibility Improvements:
All existing pathways should be removed and replaced with those that are ADA accessible. Paved access to the Macatawa Greenway interpretive signage should be added.

CONDITION:

The park is well maintained. Shelter and bridge are in good shape. Vegetation along the river has become overgrown; selective pruning is recommended to open up views of the river.



LEGEND

APPROXIMATE REGULATORY FLOODWAY*

APPROXIMATE FLOOD HAZARD AREA*

WALKWAY EXCEEDS 10% SLOPE

*Based on FEMA Map Imagery

KEY

PASSIVE RECREATION

1. SHADE SHELTER
2. PAVED WALKWAY (SLOPED)
3. GRILL
4. PICNIC TABLE
5. BENCH
6. OPEN LAWN

PARK INFRASTRUCTURE

7. PARKING LOT
8. FOOTBRIDGE
9. INFORMATIONAL SIGNAGE

PARK AREA: 1.03 ACRES

FEEL THE ZEEL

5-YEAR PARK & RECREATION PLAN

PAW PAW FOOTBRIDGE - EXISTING CONDITIONS PLAN

10309 PAW PAW DR.

DATE
10.14.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS · MICHIGAN

VANDE LUYSTER SQUARE







DESCRIPTION

This park is located at the intersection of Central Avenue and Church. It has fountains, memorials, walkways, interpretive signage, and benches set amongst mature trees with a memorial dedicated to Jannes Vande Luyster, founder of Zeeland. Features include a small gazebo and a time capsule installed in 1976 and due to be opened in 2076. There are paved walkways through each part of the park linking to the City sidewalk system. The City recently invested in park improvements, including trimming trees and sidewalk replacement.



CLASSIFICATION :

Mini Park

LOCATION:

148 E Central Ave.

SIZE:

0.84 acres

ACCESSIBILITY RATING: 4

There are a few brick walks that need repair to be flush.

Accessibility Improvements:
Provide paved companion spaces at some of the benches.

CONDITION:

The park is very well maintained. The pavilion is showing signs of age and should be repaired or replaced.



KEY

PASSIVE RECREATION

1. GAZEBO
2. PAVED WALKWAY
3. BENCH
4. OPEN LAWN
5. FOUNTAIN

PARK INFRASTRUCTURE

6. MONUMENT
7. MICHIGAN HISTORIC SITE MARKER
8. INFORMATIONAL SIGNAGE

PARK AREA: 0.84 ACRES

FEEL THE ZEEL

5-YEAR PARK & RECREATION PLAN

VANDE LUYSTER SQUARE - EXISTING CONDITIONS PLAN

148 E. CENTRAL AVE.

DATE
10.14.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

TRAILS

Trails can also provide both transportation and recreation independent right-of-way, or within the road right-of-way. Connector trails are defined as "multi-purpose trails that emphasize safe travel for pedestrians to and from parks and around the Community" (J.D. Mertes and J.R. Hall, Park, Recreation, Open Space and Greenway Guidelines, 1995). These trails are generally located within the road right-of-way and can be divided into two types. Type I has separate paths for different user types, such as pedestrians and bicyclists. Type II has mixed uses and is suited to lighter use patterns.

EASTSIDE PATHWAY

1.5 Mile pathway that runs along Washington Avenue, from Fairview Road through the hospital complex to 84th Avenue, then south along 84th from Felch Street to Chicago Drive (M-121), then southwest on Chicago Drive to Main Avenue and then west on Main to in front of the Herman Miller Inc. headquarters.

NORTHSIDE PATHWAY

1.5-mile non-motorized pathway that runs from State Street/96th Avenue to Fairview Avenue. The path travels along the Boone Drain, which offers views of natural waterways, wetlands, and woodlands. The path is lighted and bike and wheelchair accessible. A gazebo and benches are provided.

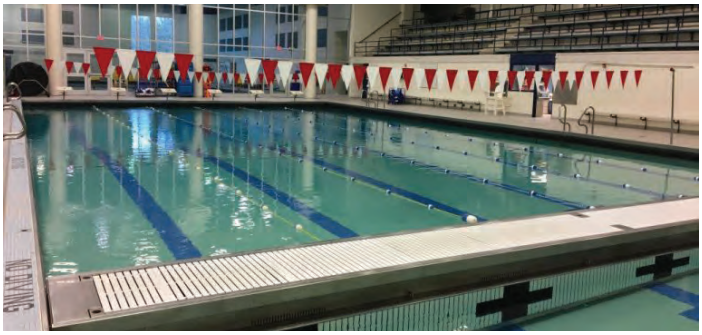
SHARED USE PATHWAYS

These are located throughout the City linking residential areas with schools and recreation facilities. The central area of the City has a good network of sidewalks, with bike paths leading from the City north to Riley Street and south to Perry Street, linking with Zeeland and Holland Charter Township bike paths. A map illustrating the existing sidewalk and bike path system is included in this plan section.



INDOOR RECREATION FACILITIES

Zeeland Community Recreation Center is operated by Zeeland Recreation (Zeeland Public Schools). Zeeland Recreation provides a comprehensive program of activities including youth, adult, and senior activities, as well as aquatic programs and special events.



REGIONAL FACILITIES

The regional recreational resources located in close proximity to the City of Zeeland are described below.

Hemlock Crossings/Pine Bend (Ottawa County) is 239 acres of woods and wetlands along the Pigeon River in Port Sheldon Township just west of US 31. Facilities include two small picnic shelters, a kayak/canoe launch, over a mile of paved trail, and over 6 miles of trails for hiking and cross-country skiing. A pedestrian bridge and numerous overlooks offer scenic views of the river corridor, wetlands, natural springs, and woods. Pine Bend is a secondary access on the west end of the property that offers parking and a trailhead. Future plans include the development of a Nature Center at this site.

Holland State Park (State of Michigan) is located eight miles west of Holland. It offers an expansive sandy beach along Lake Michigan and 342 modern campground sites. The park is divided into two separate units: one along Lake Michigan and the other along Lake Macatawa. A day-use area has picnic facilities, playground equipment, restrooms, and a beach shelter and concession. The beach day use area of the park is open year-round.

Kirk Park (Ottawa County) consists of 68 acres of sandy beach, high bluffs, and wooded dunes on the Lake Michigan shoreline in Grand Haven Township. This park offers a lodge and picnic shelter, swimming beach, limited play equipment, and natural trails with a lake overlook deck. Dogs are allowed on the beach at Kirk Park which draws a lot of users.

Saugatuck Dunes State Park (State of Michigan) in Allegan County is a day use park along Lake Michigan, offering 1,000 acres of land with two- and one-half miles of shoreline. In addition, the park has fresh water coastal dunes that are over 200' tall. The park is relatively undeveloped, with a picnic area, swimming beach, and hiking trails. In the winter there are 13 miles of ungroomed cross-country ski trails.

Silver Creek Park (Allegan County) is primarily a horseman's park with day use facilities, primitive camping, equestrian trails, and fishing opportunities on 450 feet of Silver Creek, a spring fed trout stream. The 320 acres of wooded land on 134th Avenue is open year-round.

Spring Grove Park (Ottawa County) has 16 acres in Jamestown Township that offers picnic facilities, including a fully enclosed picnic building, a flowing spring and small natural area, and a trellis designed for outdoor weddings and other ceremonies.

Tunnel Park (Ottawa County) is a 22-acre park situated on the shores of Lake Michigan in Park Township. In addition to the unique tunnel through a dune, this park has a children's playground, a dune climb, a dune stairway with scenic views of Lake Michigan, swimming, and picnicking opportunities.

Other State land in the vicinity includes the **Allegan State Game Area**. This covers 50,000 acres of public land providing hunting, fishing, rustic and group camping, hiking, equestrian, snow-mobile, and cross-country ski trails.

The surrounding urban areas of Holland, Grand Rapids and Grand Haven, also offer significant regional facilities to area residents.

DNR RECREATION GRANT INVENTORY

The City of Zeeland has not received any grants in recent years. The City had received two grants administered by the Michigan Department of Natural Resources. One was a development grant for Huizenga Community Park (BF89-526) in the amount of $94,325.00 for a fishing pond viewing deck, 2 fishing boardwalks, 2 tennis courts, a playground, 2 restrooms, a pavilion, a volleyball court, soccer/sports field, and passive areas. The second grant (TF15-0065) was for the expansion of the existing splash pad in 2015 that included a shade sail and additional site amenities.



CITY OF ZEELAND SCHOOLS

There are five (5) schools on 45.32 acres in the City of Zeeland. A number of these properties provide venues for both outdoor and indoor programs offered by Zeeland Recreation.

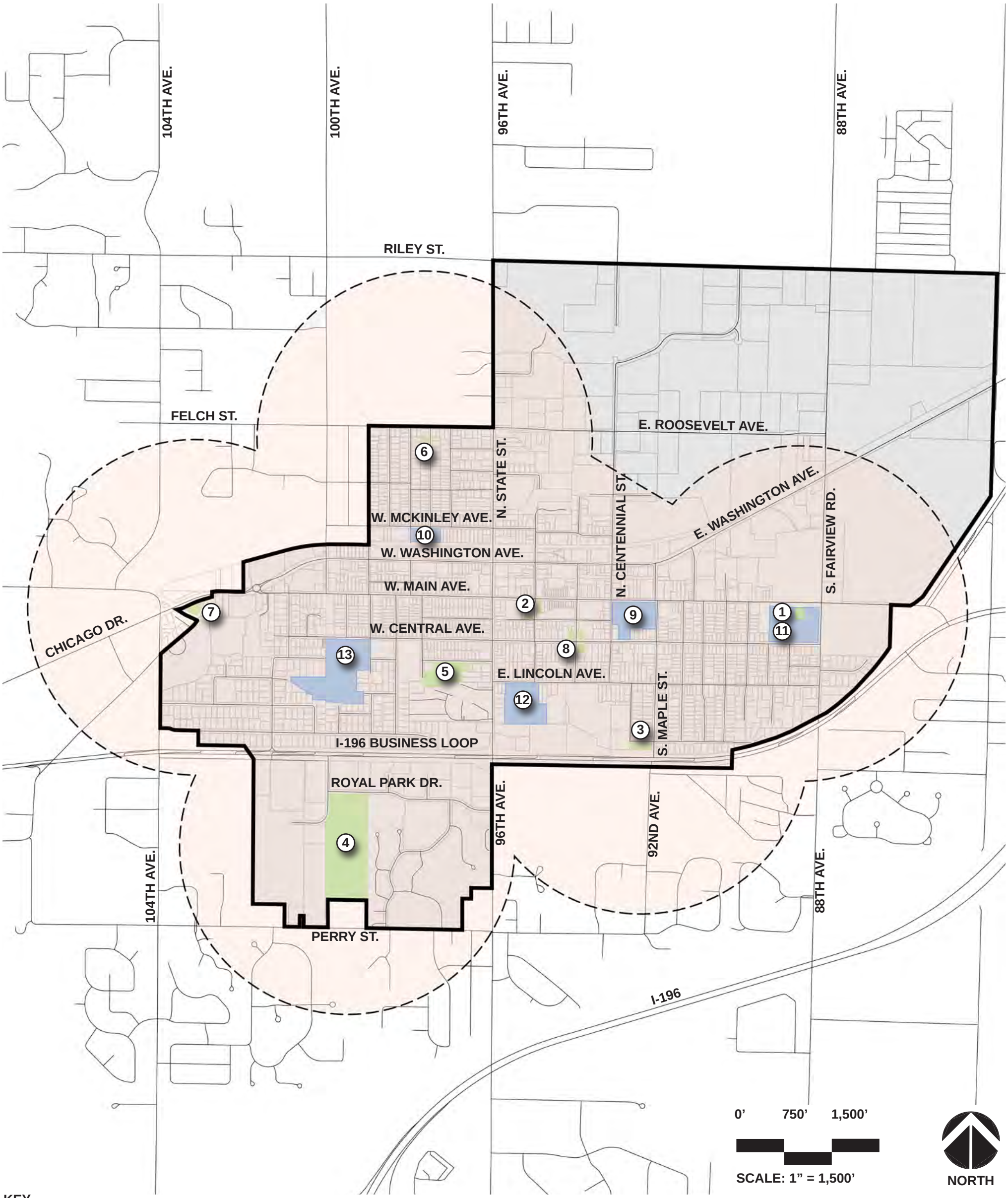
Cityside Middle School is located on the east side of Downtown Zeeland. It has no significant outdoor recreation facilities, with outdoor recreation space provided by the recreation area at Legends Field. However, there are a range of indoor facilities, including the Zeeland Community Recreation Center that offers a community pool, auditorium, cardio-fitness center, and activity rooms.

Early Childhood Center is located on McKinley in the west of the City of Zeeland. The limited outdoor space includes a playground with some paved pathways between structures. Some of the equipment needs updating.

Legends Field is a 10-acre site in the east side of the City at Main and Fairview. The site is used as the outdoor recreation space for Cityside Middle School and other programmed activities. Facilities include one softball field, one baseball field, one soccer field, and limited parking. The west end of the site houses Zeeland Public Schools bus garage.

Lincoln Elementary School is in a residential area in the south-central part of the City of Zeeland. This 9-acre site includes playground areas, a basketball court, soccer fields, and ball fields. There is also some paved recreation space adjacent to the school. The condition of the facilities varies considerably, but in general there is good variety of play and recreation opportunities.

Zeeland Christian School is in a residential area in the south of the City of Zeeland. There is some older play equipment and exercise stations with pea-stone surfacing, a basketball court, a paved play surface with a ball wall and a shade shelter with picnic tables, and a restroom/concession/storage building on the upper area adjacent to the school building. The lower area features a large open playing field, a baseball field, three small soccer fields and one full-size field, all of which are irrigated. The grassy slope between the two levels is used informally as a sledding hill.



KEY

PARKS

1 BETHEL CHURCH PLAYGROUND

2 ELM STREET PARK / SPLASH PAD PARK

3 HOOGLAND PARK

4 HUIZENGA PARK

5 LAWRENCE PARK

6 MICHIGAN TOT LOT

7 PAW PAW FOOTBRIDGE

8 VANDE LUYSTER SQUARE

SCHOOLS

9 CITYSIDE MIDDLE SCHOOL

10 EARLY CHILDHOOD CENTER

11 LEGENDS FIELD

12 LINCOLN ELEMENTARY SCHOOL

13 ZEELAND CHRISTIAN SCHOOL

LEGEND

- PARKS
- SCHOOLS
- 1/2 MILE WALKABILITY BUFFER
- CITY OF ZEELAND
- CITY BOUNDARY

5-YEAR PARK AND RECREATION PLAN
RECREATION FACILITIES WALKABILITY MAP
CITY OF ZEELAND

DATE
10.14.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

2026 EXISTING RECREATION FACILITIES

CITY OF ZEELAND

		BETHEL PLAYGROUND	ELM STREET PARK	HOOGLAND PARK	HUIZENGA PARK	LAWRENCE PARK	MICHIGAN STREET TOT LOT	PAW PAW FOOTBRIDGE	SPLASH PAD PARK	VANDE LUYSTER SQUARE	CITYSIDE MIDDLE SCHOOL	EARLY CHILDHOOD CENTER	LEGENDS FIELD	LINCOLN ELEMENTARY SCHOOL	ZEELAND CHRISTIAN SCHOOL	TOTAL
Acres		0.58	0.12	0.87	25.4	4.4	0.3	1.03	0.26	0.84	1.1	0.8	6.5	5.2	9.5	**56.9**
Active Recreation	Softball Diamond				2	1							1	2		**6**
	Baseball Diamond												1		1	**2**
	Soccer Field												1	2	4	**7**
	Basketball Court				1	1								1	1	**4**
	Football Field															**0**
	Tennis Court					1										**1**
	Pickleball Court				8	1										**9**
	Playground	1		1	1	1	1					1		1	1	**8**
	Volleyball Court				1											**1**
	Open Playfield													1	1	**2**
Passive Recreation	Shade Shelter / Gazebo		1	1	5	1	1	1	2	1		1			1	**15**
	Picnic Tables			3	20	20	2	3	2							**50**
	Grills				3	5		1								**9**
	Benches		3	2	15	3	4	2	8	12						**49**
	Open Lawn			•	•	•		•	•	•	•					
Amenities	Parking Lot			1	3	1		1	1		1	1		1	1	**11**
	Restroom Building			1	2	1			1						1	**6**
	Footbridge				1			1								**2**
Trails/Natural Area	Natural Area				•			•								
	Natural Trail															
	Paved Multi-Purpose Trail				•			•								
	Boardwalk				•											
Notes			Yard Games		Skate Park, Horseshoe Pits, Fishing Piers	Amphitheater, Sledding Hill, BBQ Pit			Splash Pad, Stage					Sledding Hill	Sledding Hill	

05_
Planning and Public Input Process

RECREATION PLANNING

Recreation planning plays an important role in maintaining the quality of life in a community. If a community is to provide effective recreational opportunities, it needs a way of identifying and solving current problems and anticipating future needs. Recreation planning is one means of obtaining a perspective on these problems; developing realistic alternatives; formulating goals, policies, and recommendations for public and private decisions; developing criteria to measure change; and involving people in the planning, design, and decision processes.

This Parks and Recreation Plan presents an evaluation of the City's recreational needs and opportunities. It considers the existing amenities in the City, the current and anticipated demand for additional or improved facilities, and the means for providing those facilities.

This plan is to serve as a guideline for directing the City in the operation and maintenance of existing and future facilities and programs to meet the recreational needs of its citizen's. The plan summarizes long-term recommendations intended to guide the development of recreation opportunities and describes an action and capital improvement program for implementation over the next five years.

PLAN PROCESS AND DEVELOPMENT

This 2026 Parks and Recreation Plan was developed by the City of Zeeland, with the assistance of MCSA Group, Inc, a park and recreation planning consultant. City staff met regularly with representatives of MCSA Group, between April 2026 and February 2027 for the development of this Plan.

Criteria considered and evaluated for plan development evolved from the examination of goals and recreation standards determined through a wide variety of input sources. This information was collected from the inventory and review of existing facilities, the identification of recreation needs and deficiencies, public opinion, current statewide recreation issues and priorities, and future expectations.

Public input was sought throughout the process by means of a series of open public meetings held to solicit public desires and concerns regarding parks and recreation. The meetings were held in conjunction with the regularly scheduled meetings of the Cemetery & Parks Commission. They were advertised via email, on the City's website, social media and in the local media. The meeting schedule was as follows. A summary of the comments and discussion items can be found in the appendices of this report.

SCHEDULE

START-UP MEETING WITH CITY STAFF: April 29, 2026

SITE INVENTORY/ADA ANALYSIS: May 8, 2026

PROGRESS MEETING WITH CITY STAFF: May 27, 2026
- Site Review and ADA Analysis
- Review Recreation Inventory, Needs and Deficiencies, Draft Survey, and Huizenga Park Master Plan

1ST PUBLIC MEETING WITH CEMETERY & PARKS COMMISSION: June 10, 2026
- Review Inventory/Analysis, Needs/Deficiencies, Draft Survey, and Old Master Plans

PUBLIC SURVEY: July 2026

2ND PUBLIC MEETING WITH CEMETERY & PARKS COMMISSION: August 12, 2026
- Review Survey Responses and Goals/Objectives

3RD PUBLIC MEETING WITH CEMETERY & PARKS COMMISSION: September 9, 2026
- Visit Each Park Location
- Review Action Program and Capital Improvement Schedule

4TH PUBLIC MEETING WITH CEMETERY & PARKS COMMISSION: October 14, 2026
- Review Draft of Complete Plan

PROGRESS MEETING WITH CITY COUNCIL: November 2, 2026

PUBLIC REVIEW: December 2026
- Draft of Final Plan available for 30-day Public Review as required by the DNR

PUBLIC HEARING AT CITY COUNCIL MEETING: January 2027
- Public Hearing & Adoption of Plan

PLAN COMPLETION AND DNR SUBMITTAL: February 2027

PLAN PROCESS AND DEVELOPMENT

In addition, the City undertook a survey of City residents. The survey was available on the internet via Survey Monkey, as well as printed copies at the Recreation Department, Library and City Hall. A copy of the survey and a summary of the results are included at the end of this section.

The survey received approximately 129 responses and revealed strong appreciation for the park system, with nearly 73% of respondents visiting parks several times per week or month. Respondents favored maintaining and modernizing existing facilities, identifying Lawrence Park as the highest investment priority (81%). Key improvements included upgraded playgrounds and restrooms, additional shade and seating, improved accessibility, and expanded walking and biking connections. Residents also expressed interest in aquatic facilities, pickleball courts, dog parks, and winter recreation while emphasizing preservation of natural areas, mature trees, and Zeeland's small-town character.

Another important part of the planning process was the development of concept plans for each of the major park properties. These were presented at the public meetings and were made available for viewing on the City's website. The plans were generally well received. The City responded to comments made and refined the plans, as necessary.

Comments from the public meetings and surveys were incorporated into a final draft of the Plan, which was made available to the public for one month commencing on December 2026 to solicit further comments prior to a public hearing and plan adoption.

Following the one-month review period, the final plan was presented during a public hearing to the City Council on January 2027. The Resolution to formally adopt this plan can be found in Section 10.

06_

Recreation Needs and Deficiencies

INTRODUCTION



This section of the Plan identifies recreation deficiencies determined through a variety of means. Study methods include comparison to recreational standards for acreage and facilities, geographic distribution of existing facilities, direct input from City staff and representatives, and public input and participation. While each of these methods has its limitations, using a combination of methods will yield a more accurate assessment of recreational needs and deficiencies. The following is a brief description of each of the methods used.

RECREATION STANDARDS



While only a guide, recreation standards provide a benchmark for evaluating the relative adequacy or inadequacy of the City's recreation system. This Plan has used as a guide the 1983 Recreation, Park, and Open Space, Standards and Guidelines and 1995 Park, Recreation, Open Space and Greenway Guidelines published by the National Recreation and Park Association.



Typical recreation standards establish a certain number of activity-specific recreational facilities per 1,000 of population (e.g. 1 tennis court per 2,000 persons). Other standards establish a certain number of acres per 1,000 of population for different types of park facilities, such as neighborhood, community and regional parks. These standards are adapted to reflect the City's character and compared with the City's existing and projected population. This Plan will combine both approaches to ascertain deficiencies in recreational facilities and acreage. The 2024 U.S. Census Bureau population estimate was used for the purposes of this study.



There are two basic types of recreational experiences: active and passive. Active recreation requires space and facilities capable of accommodating exertive activities. Such facilities include: sports fields, play apparatus areas, open areas, special facilities, such as pools and court areas, and areas for organized activities. On the other hand, passive recreation requires less space and furniture for quiet, leisurely activities for limited numbers of users. Recreation areas must provide for both types of use and preferably include a variety of opportunities for each to respond adequately to a wide range of interests and age groups.

RECREATION STANDARDS FOR ACREAGE

Parks are generally classified by purpose and area per population served. They range in type from mini-parks and green areas to large regional and national parks.

The categories used for this plan will be as follows:

1. Neighborhood Parks and Schools
2. Community Parks
3. Natural Resource Areas
4. Trails

1. NEIGHBORHOOD PARKS AND SCHOOLS

DESCRIPTION

Neighborhood parks serve individual neighborhood populations as determined by the distance that can easily be traveled by local users for relatively short periods of recreation. Facilities provided in these parks are generally active in nature and include multipurpose open play areas for pick-up games, play apparatus, court areas, landscaping, site furnishings and possibly a shelter. Special areas for bike riding or specific court games may also be provided. Activities for all seasons should also be included.

SERVICE AREAS

The area served by neighborhood parks is generally considered to be a one quarter (1/4) mile to one half (1/2) mile radius in size and should be uninterrupted by non-residential roads or other physical barriers.

ACREAGE STANDARDS

Nationally accepted standards for neighborhood parks recommend one to two (1-2) acres per 1,000 of population with five (5) acres as a minimum size and five to ten (5-10) acres optimal. It is recommended that the minimum of two (2) acres per 1,000 population be used as a guide for site selection.

It is also recommended that neighborhood facilities be combined with elementary schools. In such cases, the minimum site size should be five to seven (5-7) acres.



EXISTING RECREATION ACREAGE

The City of Zeeland currently has eight (8) parks that would fit into the neighborhood park definition.

	Existing Site Acreage
Bethel Playground	0.58
Elm Street Park	0.12
Hoogland Park	0.87
Lawrence Park	4.40
Michigan St. Tot Lot	0.30
Paw Paw Foot Bridge	1.03
Splash Pad Park	0.26
Vande Luyster Square	0.84
Total	**8.40**

The City has five (5) school sites which provide neighborhood recreational areas and opportunities.

	Acreage	Recreation*
Cityside Middle School	7.13	15% - 1.1 acres
Early Childhood Center	2.28	36% - 0.8 acres
Legends Field	9.97	65% - 6.5 acres
Lincoln Elementary School	8.67	60% - 5.2 acres
Zeeland Christian School	17.27	55% - 9.5 acres
Total at Schools		23.1 acres
Available Total		**31.5 acres**

*Based on visual analysis and measurement of open space and site facilities on each school property that can be considered usable for community recreational purposes.

NEEDS AND DEFICIENCIES

The table below compares the 2024 City population to the recreation standard of two (2) acres per 1,000 persons.

2024 Population	Neighborhood Rec. Acreage Required	Neighborhood Rec. Acreage Available	Deficiency / Surplus
5,637	11.3	31.5	20.2

For the 2024 population, there is an excess of 20.2 acres for neighborhood recreation in accordance with the recreational standards. This neighborhood recreation space is comprised almost entirely of school properties. The school sites generally provide a range of recreational facilities.. However, improvements are needed to improve accessibility and to update the facilities offered.

The use of the acreage standard must be coupled with a review of the location and accessibility of the existing recreation areas. Ideally, they should be centrally located and parks and schools should be adjacent to each other to provide the fullest complement of neighborhood recreation developments. Additionally, the recreational acreage should be accessible on foot without having to cross busy streets or negotiate physical barriers.

Most of the City is adequately served by neighborhood parks when considering the utilization of school sites. Although, the northeast side of the City appears to have a deficiency in neighborhood parks.

2. COMMUNITY PARKS

DESCRIPTION

Community-wide parks provide a range of facilities and areas capable of supporting organized community participation programs that would not be appropriate in neighborhood parks because of their average size or traffic volume generated. Facilities should be centrally located, diverse enough to accommodate all age groups for both active and passive experiences and organized so that compatible uses relate to one another. Adequate parking and vehicular circulation is also important, since park users will generally arrive at these parks by vehicle. Lighted use areas significantly increase the recreational value of parks of this type. Typical facilities recommended for community parks include ball fields, open use areas, tennis courts, picnic areas, play apparatus areas, restrooms and shelters. Additional special facilities could include band shells, amphitheaters, swimming and wading pools, community-meeting buildings, skating facilities, bicycle courses and nature study areas.

As with neighborhood parks, it is often beneficial to develop community parks in conjunction with junior or senior high schools where practical because of the athletic fields and courts potentially available for public use. This arrangement assures the maximum level of use as well as the most practical expenditure of development funds.

SERVICE AREAS

The area served by community-wide parks varies significantly from one municipality to another because of the distribution of population and related factors. However, a community park usually serves two or more neighborhoods and ½ to 3 mile distance.

ACREAGE STANDARDS

The size of a community park varies according to the desired uses but is usually between 30 and 50 acres. It is recommended that a range of five (5) to eight (8) acres per 1,000 population be used as a standard basis for development.

EXISTING RECREATION ACREAGE

The City of Zeeland has one (1) facilities which would fall within the City-Wide Community Park classification.

	Existing Site Acreage
Huizenga Park	25.4
Total	**25.4**



NEEDS AND DEFICIENCIES

The following table compares the 2024 City population to the recreation standard of eight (8) acres per 1,000 persons.

2024 Population	Neighborhood Rec. Acreage Required	Neighborhood Rec. Acreage Available	Deficiency / Surplus
5,637	45.1	25.4	-19.7

The City-Wide Community Park developed acreage of 25.4 acres is deficient by 19.7 acres from the considered national standard for a typical community of this size based upon 2024 population.

3. NATURAL RESOURCE AREAS

DESCRIPTION

Natural Resource Areas are lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual/aesthetic buffering. These sites are typically unsuitable for development but offer natural resource potential and can support recreational activities at a level that preserves the integrity of the natural resource. The location and size of these parks are largely governed by availability.

EXISTING NATURAL RESOURCE AREA ACREAGE

There are currently no natural resource areas in the City of Zeeland.

NEEDS AND DEFICIENCIES

There are no recognized acreage standards for natural resource areas.

4. TRAILS

DESCRIPTION

There are a number of different types of trails that can provide both transportation and recreation opportunities. Trails may be located within parks, on an independent right-of-way, or within the road right-of-way. Connector Trails are defined as "multi-purpose trails that emphasize safe travel for pedestrians to and from parks and around the Community" (J.D. Mertes and J.R. Hall, Park, Recreation, Open Space and Greenway Guidelines, 1995). These trails are generally located within the road right-of-way and can be divided into two types. Type I has separate paths for different user types, such as pedestrians and bicyclists. Type II has mixed uses and is suited to lighter use patterns.

In park trail systems within the City of Zeeland are limited, with the most developed systems provided at the larger County owned facilities. However, the one non-motorized path and a network of shared use pathways helps provide the community with trail use options.

NEEDS AND DEFICIENCIES

There have been no deficiencies determined for this category and needs vary depending on the community. Any future trail improvements should be integrated with other regional trail networks to create an interconnected trail system where possible.



RECREATION STANDARDS FOR ACTIVITIES/FACILITIES

A comparison of activity-specific recreational facilities within the City of Zeeland to recreation standards indicates that the City contains many of the recreational facilities desirable for the current population.

The following table compares the recommended number of facilities per population for the City of Zeeland with the existing facilities available, including facilities within the City that are open to all residents (schools), and illustrates any current or projected deficiencies.

Tennis and volleyball courts show the biggest need with only one (1) of the recommended three (3) tennis courts and one (1) of the recommended two (2) volleyball courts provided in the City.

While standards for comparison address the quantity of facilities desirable for a particular number of persons, they do not address quality or location concerns. Consequently, any community that has the appropriate numbers of facilities may not have facilities of a useful or desirable quality or may not have facilities located where they would be most accessible to residents.

2026 RECREATION NEEDS AND DEFICIENCIES
City of Zeeland
2024 Population: 5,637

FACILITY	STANDARD	RECOMMENDED FACILITIES	EXISTING FACILITIES	FACILITY DEFICIENCIES
Softball	1:5,000	2	6	OK
Baseball	1:5,000	2	2	OK
Soccer	1:10,000	1	7	OK
Basketball	1:5,000	2	4	OK
Football	1:20,000	1	0	OK
Tennis	1:2,000	3	1	-2
Pickleball	1:2,000	3	9	OK
Playground Equipment	1:3,000	2	8	OK
Volleyball	1:5,000	2	1	-1
Swimming Pool (Indoor)	1:20,000	1	1	OK
Picnic Shelter	1:2,000	3	15	OK
Sledding Area	1:20,000	1	3	OK
Walking/Ski Trails	1 system per region	1 system	1 system	OK

RECREATION FACILITIES SUMMARY

The City of Zeeland takes pride in its park and recreation facilities and demonstrates good stewardship of its natural resources. While substantial improvements have been achieved over the last 10 years, a variety of improvements are recommended to fully utilize the City's recreational land and improve accessibility for all users.

07_

Goals and Objectives

INTRODUCTION

The City of Zeeland has developed the following goals and objectives for park and recreation facilities and programs. These goals and objectives are based upon input from citizens, elected and appointed city officials, and city staff. The goals are long-range in nature and intended to be broad in scope and flexible enough to accommodate future change. The objectives are intended to direct specific program and development decisions to be made within the next five years. Both the goals and objectives are intended to guide actions but flexible enough to reflect changing attitudes and opportunities as may present themselves. Time and attitude changes can impact on specific options and it is essential for the City of Zeeland to be responsive to its citizens.

GOAL #1

PROVIDE A BALANCED SYSTEM OF PARK AND RECREATION FACILITIES IN THE ZEELAND AREA WITH OPPORTUNITIES AND PROGRAMS FOR RESIDENTS OF ALL AGES AND ABILITIES.

OBJECTIVES

- Continue to maintain the high quality of existing parks.
- Acquire and develop land for parks and expand the trail network to serve existing and future residents.
- Plan and develop park areas to offer passive as well as active opportunities.
- Renovate and improve existing park sites to meet and exceed all safety and accessibility regulations.
- Continue to provide quality programs that will allow recreation to be a fulfilling experience and promote healthy lifestyles for all residents, regardless of race, religion, income, and ability.

GOAL #2

CONTINUE TO PROVIDE NATURAL, SCENIC OR ENVIRONMENTALLY SENSITIVE AREAS FOR APPROPRIATE PUBLIC USE AND ENJOYMENT AND HABITAT PROTECTION.

OBJECTIVES

- Design parks to encourage appropriate public use and to minimize impact to important natural features.
- Provide environmental and historical education opportunities as appropriate.
- Provide accessible opportunities at existing scenic and environmentally sensitive areas.

GOAL #3

EXPAND THE DIVERSITY OF RECREATION FACILITIES AVAILABLE TO OFFER YEAR-ROUND OPPORTUNITIES TO MEET CURRENT AND FUTURE DEMAND.

OBJECTIVES

- Meet the demand for active sports facilities to support the need in the community.
- Expand opportunities for year-round recreation activities.
- Expand opportunities for passive recreation and unprogrammed activities, such as picnic facilities, walking trails, fishing and wildlife viewing.

GOAL #4

STRIVE TO CONNECT RECREATIONAL FACILITIES TO SCHOOLS, RESIDENTIAL AREAS, AND TO ONE ANOTHER WITH NON-MOTORIZED TRAILS THAT PROVIDE SAFE AND ACCESSIBLE RECREATIONAL EXPERIENCES.

OBJECTIVES

- Develop trail systems within existing park lands.
- Maintain and continue to expand existing bike path and sidewalk system.
- Construct additional bike path segments from existing system to all future acquisitions.
- Connect recreation facilities to schools, residential areas, and to one another with multipurpose paved trails.

GOAL #5

FOCUS ON PROGRAMS AND POLICIES FOR FURTHER EXPANSION OF THE PARK SYSTEM THROUGH CONTINUED ACQUISITION.

OBJECTIVES

- Strive to maintain and improve the quality and character of valuable natural resources for current and future generations through land acquisition.
- Acquire land adjacent to existing park properties to further increase the recreational facilities offered.

GOAL #6

PROMOTE AND MAINTAIN STRONG WORKING RELATIONSHIPS BASED ON COORDINATION AND SUPPORT WITH THE SCHOOLS, SURROUNDING COMMUNITIES AND BODIES OF GOVERNMENT, AND PUBLIC AND PRIVATE ORGANIZATIONS.

OBJECTIVES

- Work with all community, school system and municipal groups, organizations, and agencies to promote and expand recreation opportunities and programs in an efficient and coordinated manner.
- Work cooperatively with adjacent communities to provide joint facilities and connections between park systems.
- Mutually utilize recreation facilities and resources to minimize deficiencies.
- Encourage philanthropic and other non-tax financial support for parks and recreation facilities.

08_

Action Program and Capital Improvement Schedule

ACTION PROGRAM

The Action Program and Capital Improvement Schedule for the City of Zeeland's' Community Park and Recreation Plan states the proposed course of development or improvement that will be taken over the next five years. The Goals and Objectives, from the previous section, serve as guidelines for the development of the Action Program. The Capital Improvement Schedule which follows will focus on the needs identified in the Action Program and will project potential expenditures for the five-year action period on a year-by-year basis. The five-year period will begin in 2027 and extend through 2032. This period will not be sufficient to accomplish all the goals and objectives but begins to prioritize those projects that may be achievable within the initial five years.

The Action Program focuses on reduction of deficiencies and expansion and improvements of facilities in a manner that not only meets current needs, but also diversifies the type and quality of recreational opportunities within the City. The Community Park and Recreation Plan identifies these needs in general terms in the Recreation Needs and Deficiencies section; the Action Plan describes specific actions to be taken to address these needs; and the Capital Improvement Schedule specifically itemizes those projects which will be most feasible during the next five years. The proposed schedule will allow for flexibility as funds become available and as opportunities are presented.

ACTION PROGRAM

The following actions are comprehensive and will require more than five years to complete. Master Plans illustrating the proposed improvements are included for each park.

Lawrence Street Park
The improvements will be in two phases. The first phase will include removal and replacement of the playground and improvements to the access to the restrooms. Phase two improvements will include improvements to the parking, improved accessibility at the ballfields, a walking trail and replacement of the multipurpose courts.

Paw Paw Footbridge
Improvements to this park include replacement of the accessible route to the Macatawa Greenway Trail and a timber viewing platform.

Huizenga Park
This Park has had many improvements over the years. Future phases may include the addition of pathway connections, fishing access improvements, shade for the new playground, removal and replacement of the basketball court and skate park, and pickleball lights.

Vande Luyster Square Park
Phase one improvements at this park will include the removal and replacement of the gazebo with one that matches the architectural character but is lower maintenance. Phase two improvements include entry columns, a drinking fountain and improvements to the brick pavers.

Michigan Street Tot Lot Park
Improvements to this park include a new shelter, new playground equipment, entrance improvements and a new drinking fountain.

CAPITAL IMPROVEMENT SCHEDULE

As stated in the Action Program, improvements and development will occur as funds and opportunities evolve. Assistance will be solicited from all available sources and will include both physical and financial support.

The City will take maximum advantage of any job training and related work programs to assist in clean-ups and basic miscellaneous construction and general recreation facility maintenance projects. The City will also seek funding assistance from all available sources such as trusts, charitable foundations, private contributions, and all Federal and State funding programs.

The following schedule is a breakdown of the anticipated projects and projected funding for the next five years. Projections are based upon order-of-magnitude 2026 costs and will be detailed with refined programs and plans. Changes in the program may occur if projected funding levels increase or decrease but it is anticipated that the changes would be related more to adjustments in the time schedule rather than specific projects themselves. Refer to the following site concept plans for more site-specific information.

CAPITAL IMPROVEMENT SCHEDULE				
PROJECT	**CITY**	**OTHER FUNDS***	**TOTAL PROJECT COSTS**	**YEAR****
Vande Luyster Square Park Gazebo Repairs			$80,000	2027
Lawrence Park Phase One New Playground Concrete Walkways			$1,080,892	2028
Vande Luyster Square New Gazebo Entry Column Brick Pavers Drinking Fountain			$480,346	2030
Paw Paw Footbridge Accessible Trail Replacement Timber Viewing Platform	$217,500	$217,500 Trust Fund	$435,000	2032
Huizenga Park Pathway and Fishing Access	$262,500	$262,500 Trust Fund	$525,000	
Michigan Street Tot Lot New Shelter New Playground Equipment Drinking Fountain			$527,033	
Huizenga Park Shade at Playground			$55,000	
Huizenga Park Pickleball Court Lighting			$80,000	
Lawrence Park Basketball/Court Renovations			$25,000	
Huizenga Park Skatepark/Basketball Court Development			$450,000	
Huizenga Park Sand Volleyball Courts (2-4 courts)			$12,000 - $24,000	
Addition of a Small Dog Park Park Location TBD			$350,000	
Addition of Outdoor Fitness Areas Park Location TBD			$35,000	
Acquisition of Additional Green Space/Park Property			VARIES	
Addition of Pump Track Park Location TBD			$200,000 - $500,000	

*Other funds include Michigan Natural Resources Trust Fund (MNRTF), Passport to Recreation, Michigan Land and Water Conservation Fund, other State or Federal funding sources, Foundation Grants, Private Contributions, School District, and others.

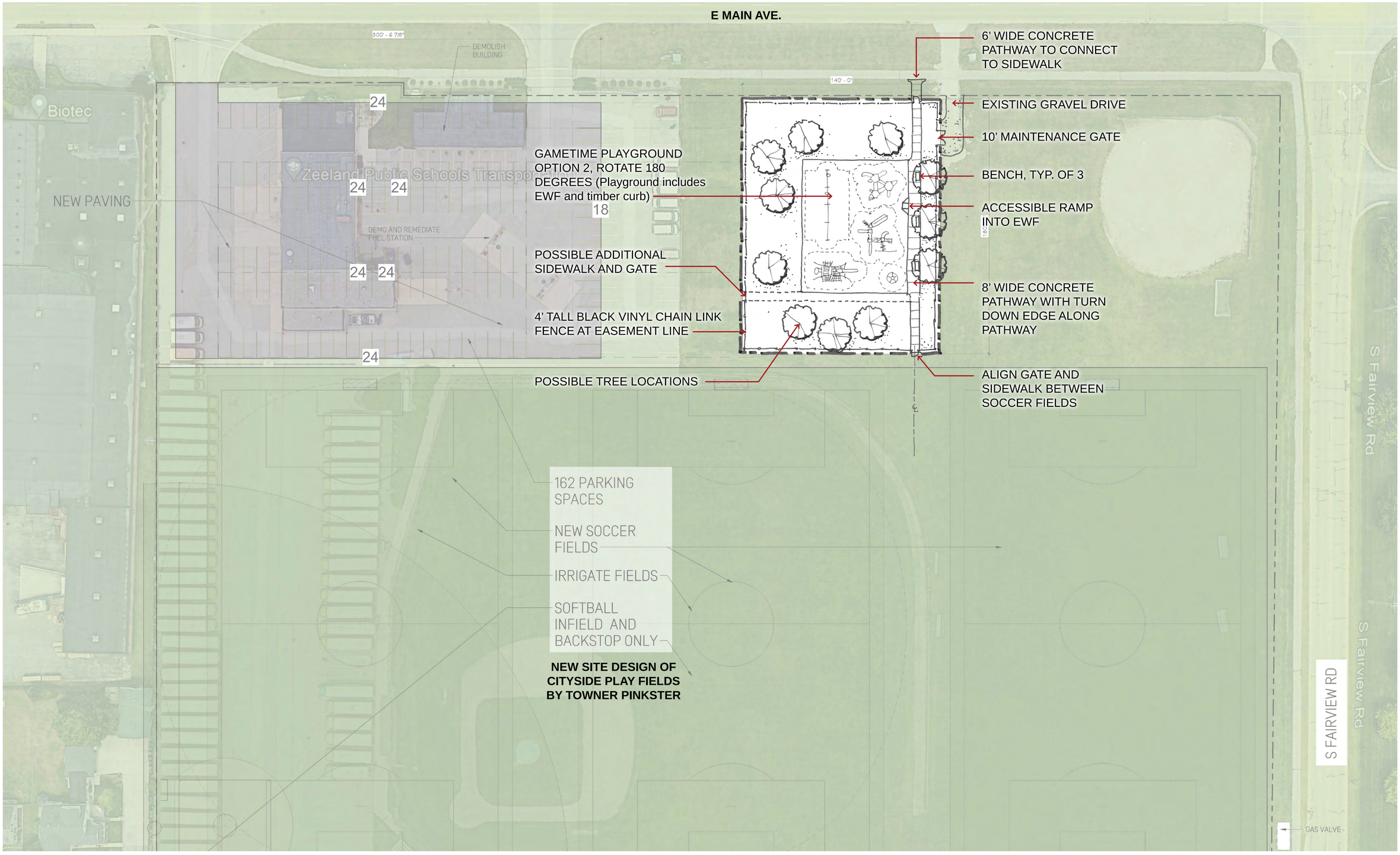
**Projects are listed in order of priority. Implementation years have not been assigned to lower priority projects as their timing will depend on the availability of funding.

09_

Park Plans

The following pages have:

- Park Master Plans



NEW SITE DESIGN OF CITYSIDE PLAY FIELDS BY TOWNER PINKSTER

Site Plan

BETHEL CHURCH PLAYGROUND

730 E MAIN AVE.

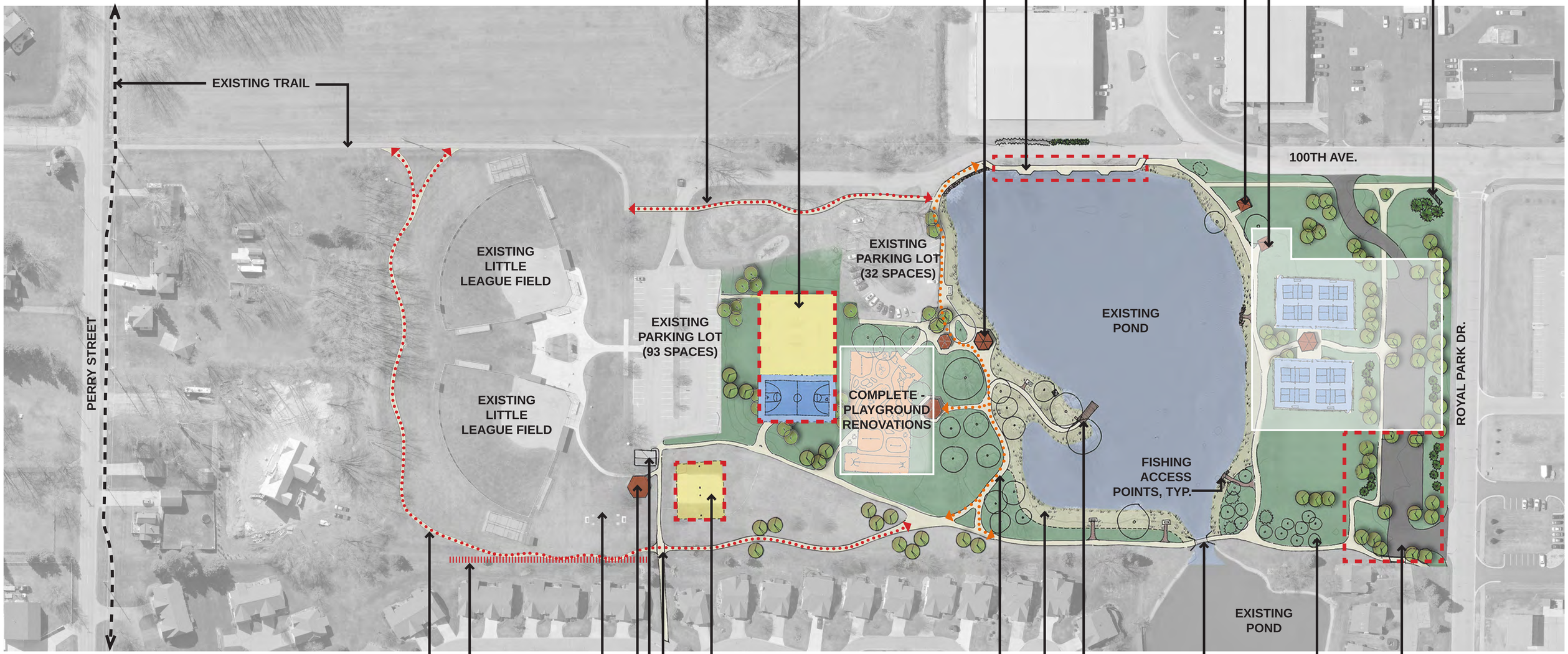
0' 30' 60'

SCALE: 1" = 30'

NORTH

DATE
08.31.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS · MICHIGAN



5-YEAR PARK & RECREATION PLAN

HUIZENGA PARK - MASTER PLAN

CITY OF ZEELAND, MICHIGAN

0’ 70’ 140’

SCALE: 1” = 70’

NORTH

DATE
10.14.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN



5-YEAR PARK & RECREATION PLAN

LAWRENCE PARK - MASTER PLAN

CITY OF ZEELAND, MICHIGAN

FEEL THE ZEEL

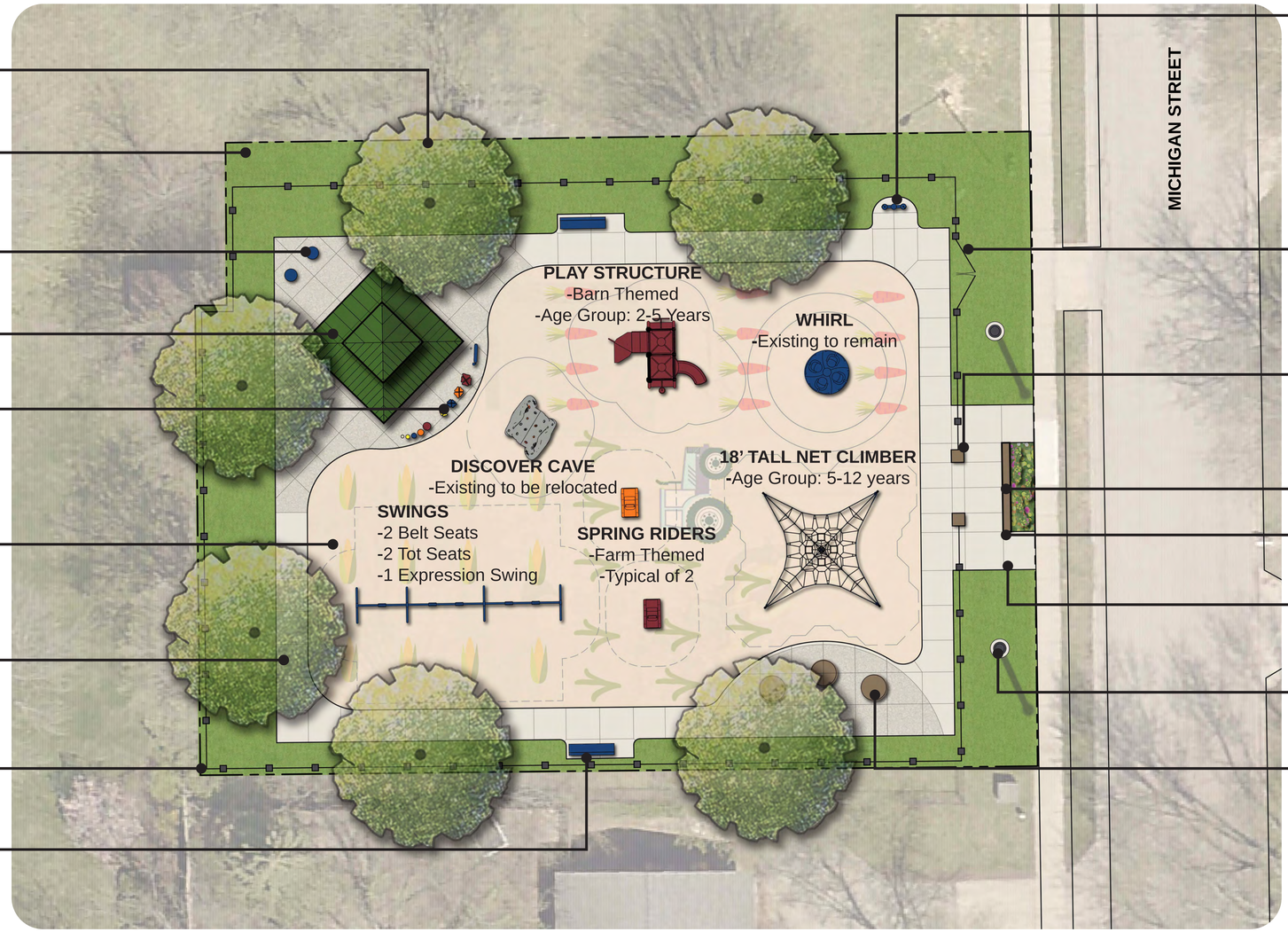
0’ 20’ 40’

SCALE: 1” = 20’

NORTH

DATE
10.14.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN



EXISTING TREES
-Typical of 6

EXISTING LAWN
-Entire perimeter lawn to remain

LITTER AND RECYCLING RECEPTACLE

SHADE SHELTER
-16' Square

MUSICAL INSTRUMENTS AREA
-Tuned drums, tuned flower chimes, and rhythmic instruments. All elements to be barrier free accessible.

SAFETY SURFACING
-To be poured in place surfacing for entire area with farm themed pattern

REPLACE CONCRETE WALK
-To be 5' wide with turn down edge

EXISTING FENCE
-Black vinyl clad chain link

NEW BENCH
-To be on concrete pad with companion space, typical of 2

DRINKING FOUNTAIN / BOTTLE FILLER

EXISTING MAINTENANCE GATE

DECORATIVE COLUMNS
-Typical of 2 at entrance

LOW SEAT WALL

RELOCATED PARK SIGN
-With ornamental plantings

CONCRETE PAVING
-Provide accessible route into park

DECORATIVE LIGHT POLES
-Typical of 2

SEATING AREA
-To have 3 circular seats on concrete paving

FEEL THE ZEEL

5-YEAR PARK & RECREATION PLAN
MICHIGAN STREET TOT LOT - MASTER PLAN
CITY OF ZEELAND, MICHIGAN

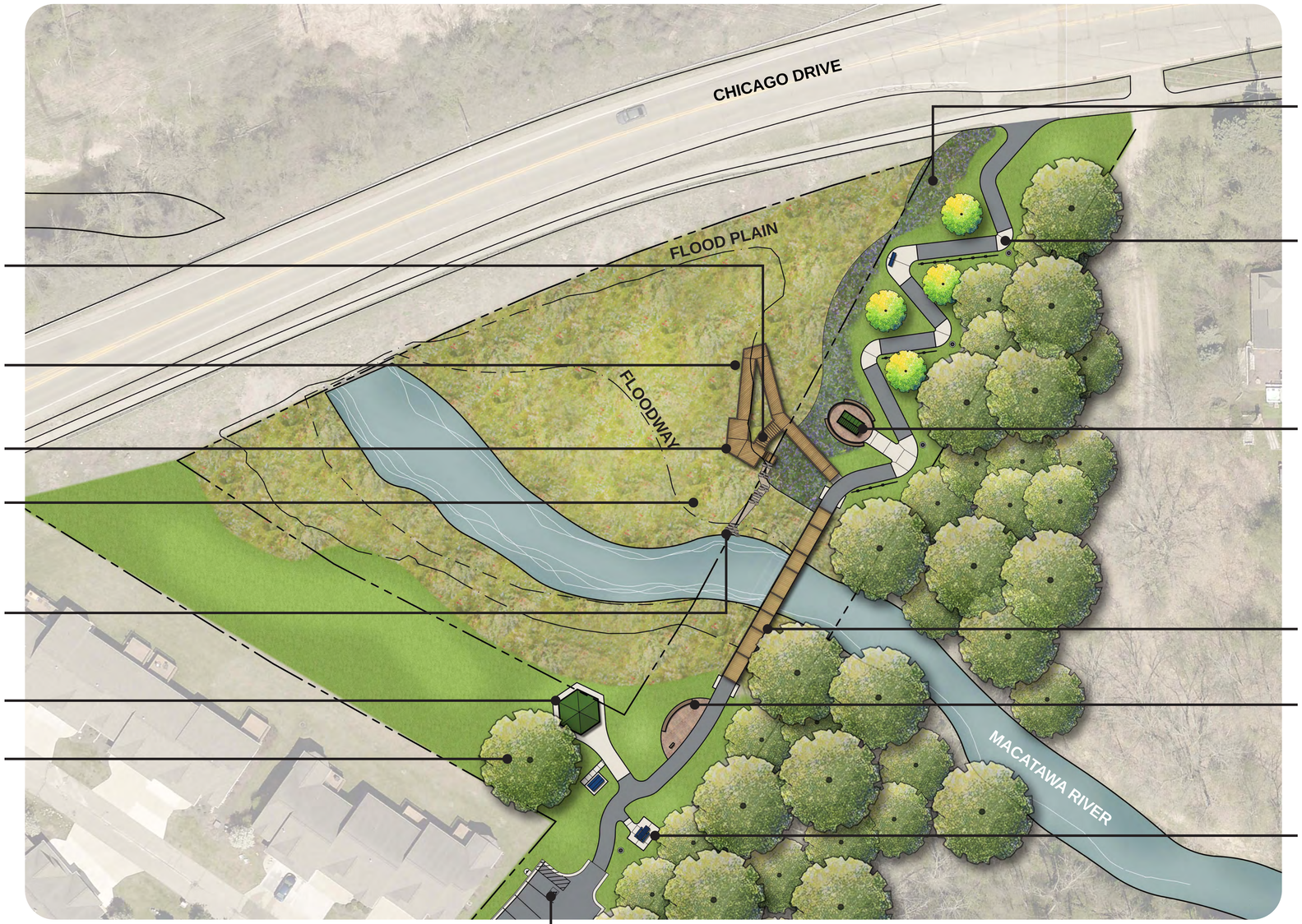
0' 10' 20'

SCALE: 1" = 10'

NORTH

DATE
10.14.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN



TIMBER STEPS
-Including guardrail and handrail

TIMBER RAMPS
-Including guardrail and handrail. Maximum slope of 8.33%

VIEWING DECK

EXISTING PLANTINGS
-Trim plantings as necessary for construction and for views

WATER ACCESS
-Boulder steps

EXISTING SHELTER

EXISTING COTTONWOOD TREE

IMPROVED PLANTING AREA
-Install variety of attractive native plantings to fill mulch bed area

REPLACE EXISTING TRAIL
-Remove and replace trail to so that landings are no more than 2% in any direction. Landings be accented with specialty paving. Adjust existing guardrails as necessary.

DIRECTIONAL SIGN
-Install pavers at base of sign. Install retaining wall and adjust grades to provide level barrier free accessible area around sign and accessible route to sign.

EXISTING BRIDGE

COMMUNITY FOUNDATION AREA
-Existing pavers wall and sign commemorating bridge builders to remain.

EXISTING PICNIC TABLES
-Provide accessible pathways to picnic table area. Change one table to be accessible table.

EXISTING PARKING LOT

FEEL THE ZEEL

5-YEAR PARK & RECREATION PLAN

PAW PAW FOOTBRIDGE - MASTER PLAN

CITY OF ZEELAND, MICHIGAN

0’ 30’ 60’

SCALE: 1” = 30’

NORTH

DATE
10.14.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

EXISTING PATHWAY TO REMAIN

NEW BENCHES
-To match City standard

EXISTING FENCE
-At property line to remain

HANDRAIL AT STEPS

18’ DIA. CARMEL OCTAGON GAZEBO
-With picnic table and lighting, and decorative railing

RETAINING WALL
-24” tall

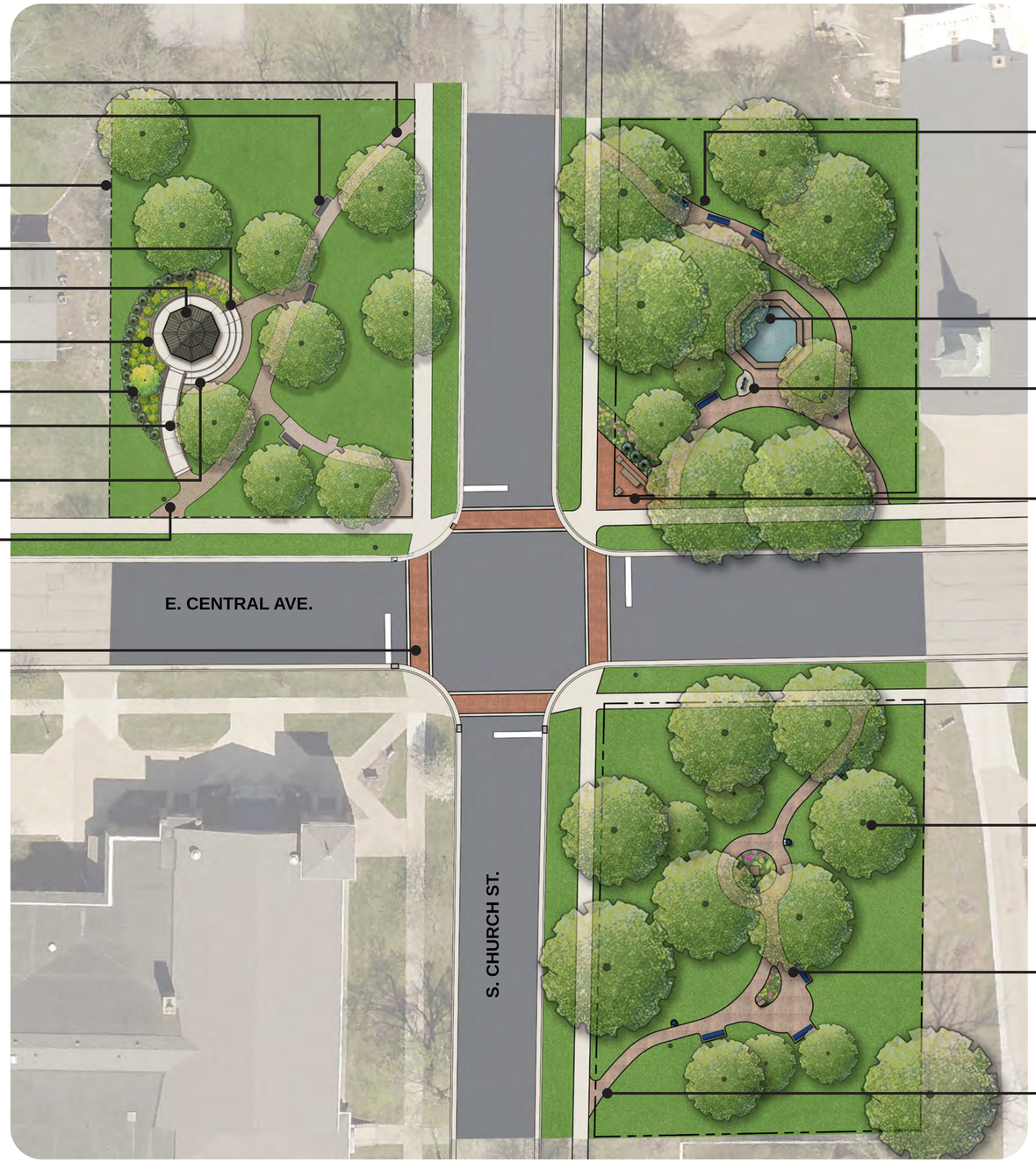
LANDSCAPE BED

ACCESSIBLE RAMP
-With railing at 6.6% slope

MONUMENTAL STEPS
-2’ wide

REMOVE AND REPLACE PAVERS

CROSSWALKS WITH BRICK PAVERS
-To be similar to Elm Street



SITE LIGHTING
-Update lights to be ‘dark sky' compliant and energy efficient, typical throughout park

EXISTING WATER FEATURE

DRINKING FOUNTAIN
-To include bottle filler and dog bowl

CORNER IMPROVEMENTS
-Update area to include fieldstone seatwall, signage column, and landscaping

EXISTING TREES TO REMAIN, TYPICAL

EXISTING SITE FURNITURE
-Update all benches and trash receptacles

REPAIR EXISTING BRICK PAVERS
-Remove and replace pavers as necessary to correct tripping hazards

FEEL THE ZEEL

5-YEAR PARK & RECREATION PLAN
VANDE LUYSTER SQUARE - MASTER PLAN
CITY OF ZEELAND, MICHIGAN

0’ 20’ 40’

SCALE: 1” = 20’

NORTH

DATE
10.14.2026
PROJECT NO.
2283

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

10_

Local Adoption and Certification Plan

The following pages have:

- Certification Checklist
- Cemetery and Parks and Commission Resolution of Adoption
- City Commission Resolution of Adoption
- Public Hearing Notice
- Minutes of Public Hearing
- Regional Planning Agency Transmittal Letter
- County Planning Agency Transmittal Letter

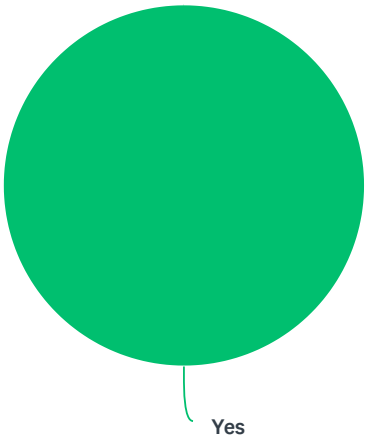
11_
Appendices

The following pages have:

- Public Hearing Notes
- Public Notices
- Cemetery and Parks Ordinance

Q1 107 responses

Do you live within the City of Zeeland?



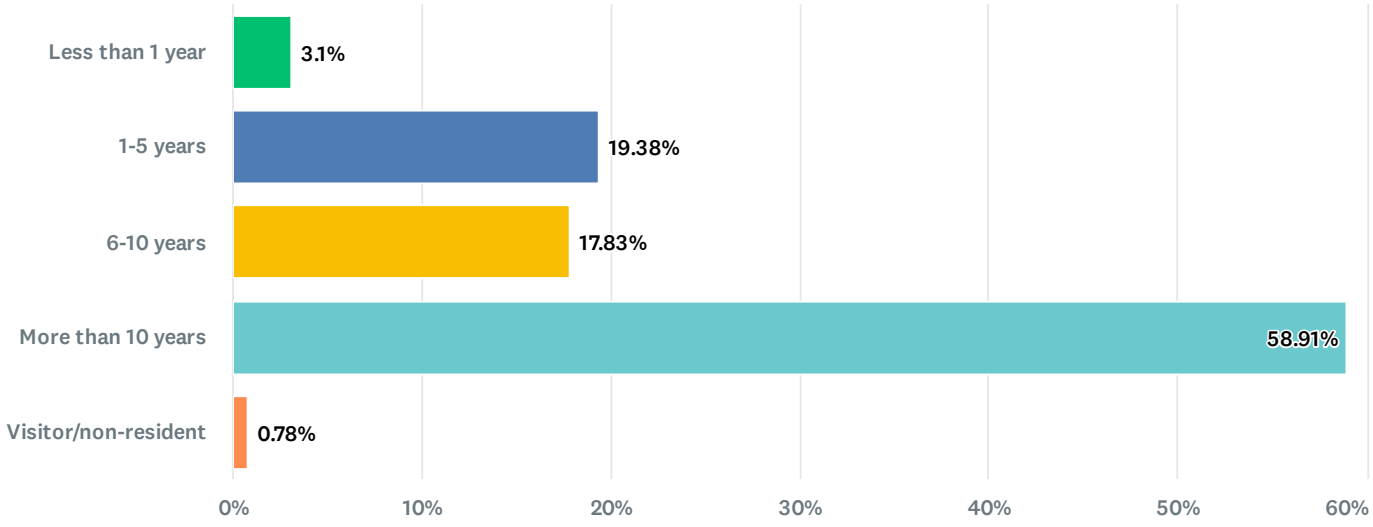
Answer Choices	Percentage	Responses
Yes	100.00%	107
Total		**107**

#	NO (PLEASE SPECIFY YOUR CITY, VILLAGE OR TOWNSHIP)	DATE
1	Holland township	7/9/2026 9:27 PM
2	Zeeland charter township	7/9/2026 4:15 PM
3	Township	7/9/2026 4:09 PM
4	Zeeland Township	7/9/2026 4:05 PM
5	Holland Township, Zeeland Zip Code	7/9/2026 3:29 PM
6	Holland township	7/6/2026 2:07 PM
7	Zeeland Township	6/28/2026 1:53 PM
8	Zeeland Township	6/28/2026 8:32 AM
9	Zeeland, holland charter twsp	6/26/2026 1:08 PM
10	Borculo	6/26/2026 9:51 AM
11	Zeeland township	6/25/2026 10:42 PM
12	Zeeland township	6/25/2026 8:44 PM
13	Ottogan mobile home park	6/25/2026 8:20 PM
14	Blendon township	6/25/2026 5:25 PM
15	Zeeland	6/25/2026 4:33 PM

16	Borculo	6/25/2026 10:36 AM
17	Coloma - we visit Zeeland often	6/25/2026 10:29 AM
18	Zeeland Charter Township	6/25/2026 9:58 AM
19	Holland TWP	6/25/2026 5:26 AM
20	Holland Township	6/24/2026 6:54 PM
21	Zeeland Township	6/24/2026 5:59 PM
22	Zeeland Township	6/24/2026 5:25 PM
23	Zeeland charter township	6/24/2026 5:19 PM
24	Zeeland township	6/24/2026 4:27 PM

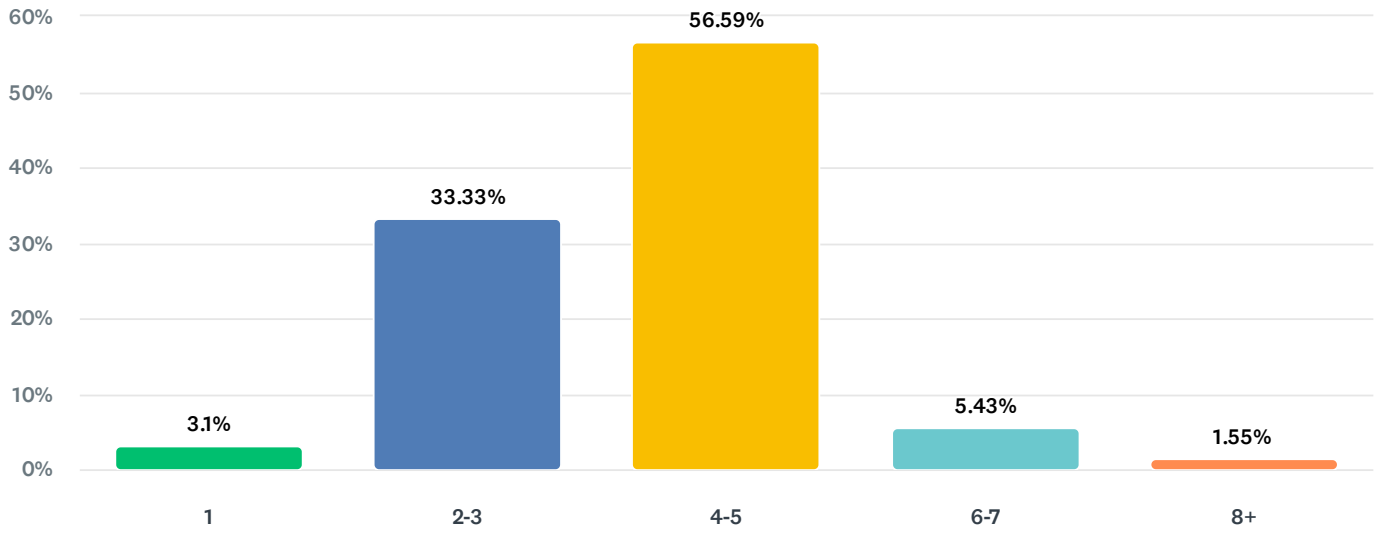
Q2 129 responses

How long have you lived in the Zeeland area?



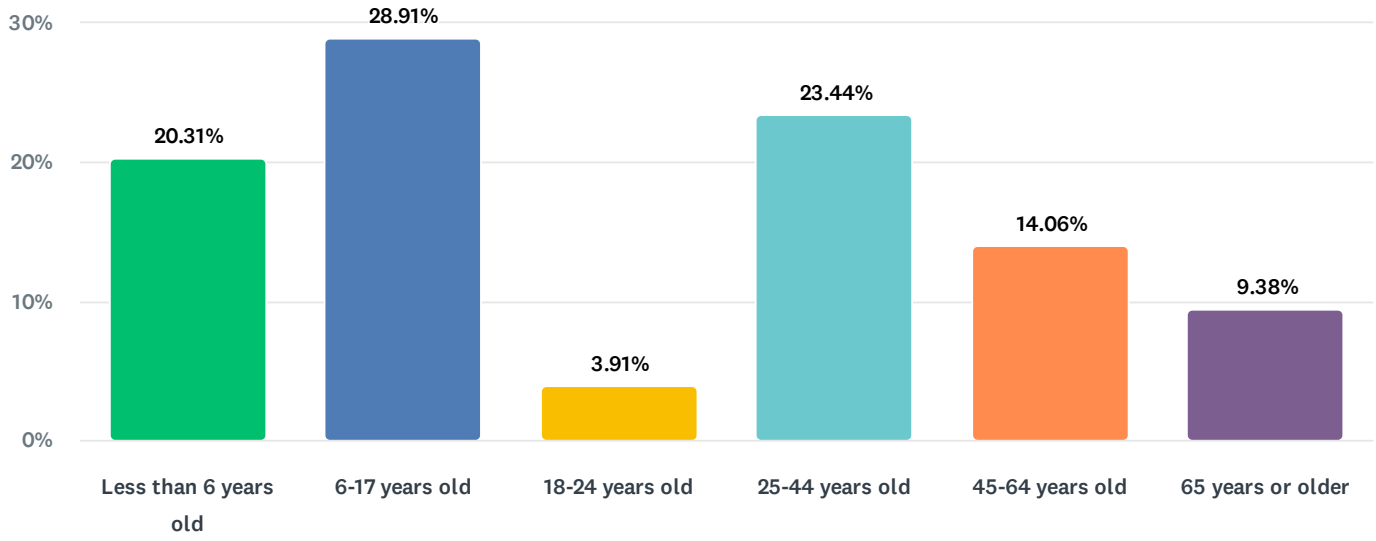
Q3 129 responses

How many people currently live in your household?



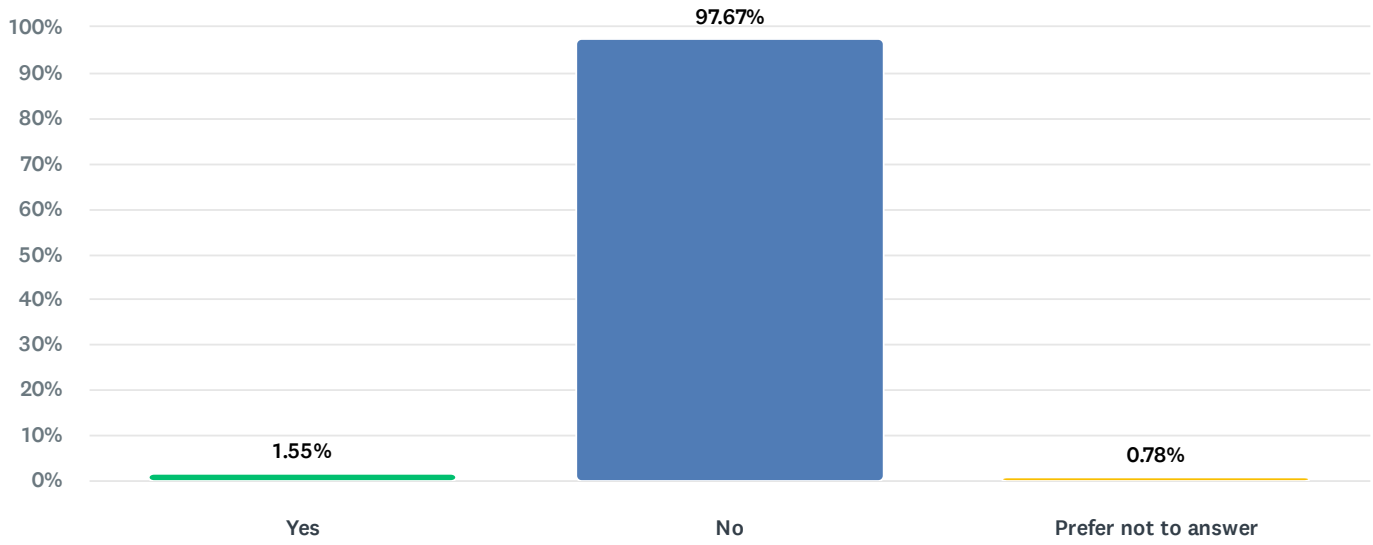
Q4 128 responses

Please indicate the age groups represented in your household.



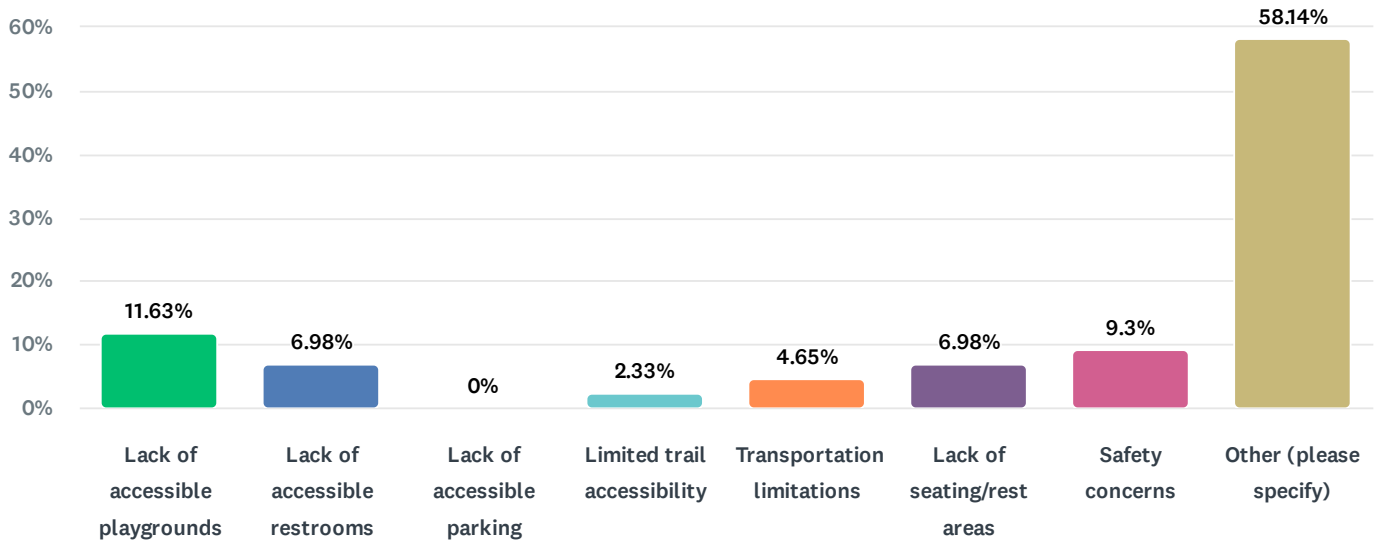
Q5 129 responses

Does anyone in your household have accessibility or mobility needs that affect park use?



Q6 43 responses

If yes, what barriers limit participation in parks activities?



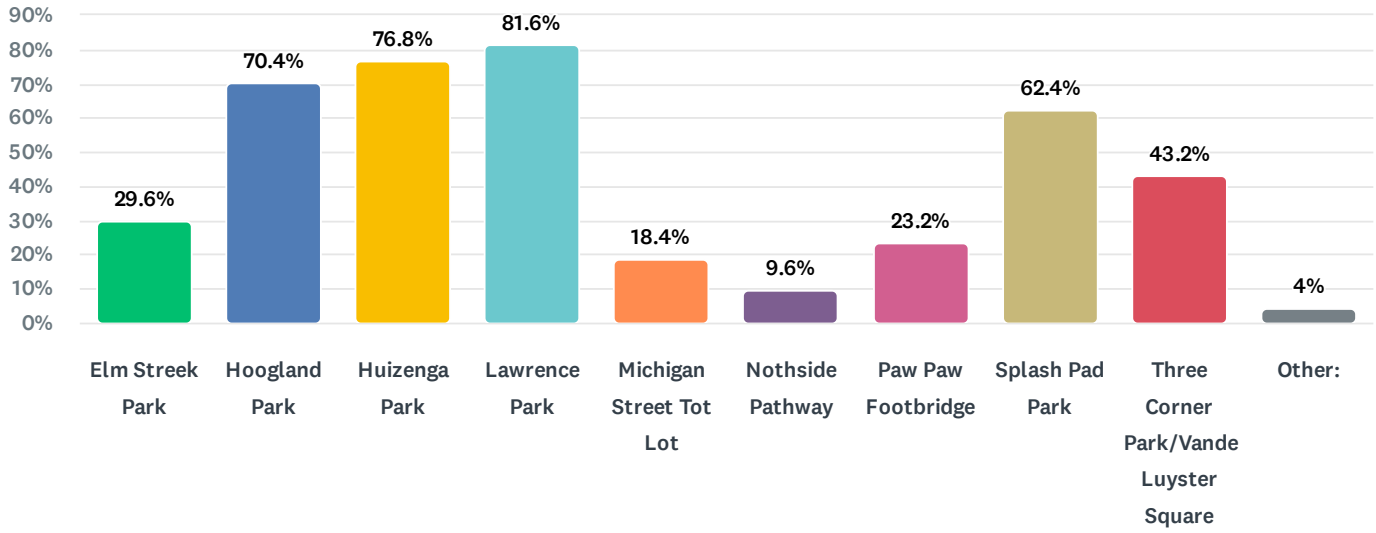
Answer Choices	Percentage	Responses
Lack of accessible playgrounds	11.63%	5
Lack of accessible restrooms	6.98%	3
Lack of accessible parking	0%	0
Limited trail accessibility	2.33%	1
Transportation limitations	4.65%	2
Lack of seating/rest areas	6.98%	3
Safety concerns	9.30%	4
Other (please specify)	58.14%	25
Total		**43**

#	OTHER (PLEASE SPECIFY)	DATE
1	None	7/20/2026 6:25 PM
2	N/a	7/18/2026 11:50 AM
3	None	7/9/2026 4:41 PM
4	None	7/9/2026 4:05 PM
5	NA	7/9/2026 3:50 PM

6	Shade!	7/9/2026 3:29 PM
7	None	6/28/2026 3:33 PM
8	N/A -	6/28/2026 1:53 PM
9	None	6/28/2026 1:05 PM
10	None	6/28/2026 1:26 AM
11	None	6/27/2026 2:04 PM
12	N/A	6/27/2026 12:25 PM
13	N/A	6/26/2026 1:08 PM
14	None	6/26/2026 9:51 AM
15	N/a	6/25/2026 8:44 PM
16	Na	6/25/2026 5:13 PM
17	N/a	6/25/2026 4:31 PM
18	N/a	6/25/2026 4:26 PM
19	Na	6/25/2026 2:06 PM
20	None	6/25/2026 1:47 PM
21	N/A	6/25/2026 10:29 AM
22	None	6/25/2026 8:06 AM
23	Na	6/25/2026 7:48 AM
24	Lack of accessible swings for older children/adults with disabilities - simply a regular swing that’s higher off the ground. Every playground in Zeeland has the swings way low to the ground.	6/24/2026 4:04 PM
25	None	6/24/2026 3:58 PM

Q7 125 responses

Which Zeeland parks or facilities have you visited during the past 12 months? (Select all that apply)



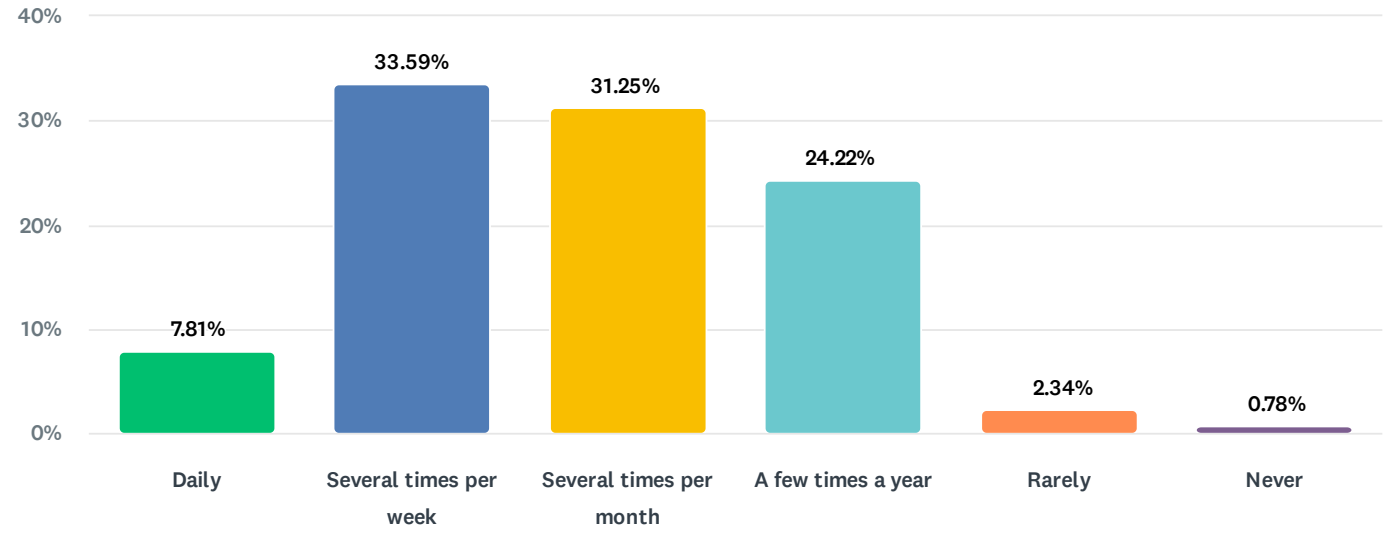
Answer Choices	Percentage	Responses
Elm Streek Park	29.60%	37
Hoogland Park	70.40%	88
Huizenga Park	76.80%	96
Lawrence Park	81.60%	102
Michigan Street Tot Lot	18.40%	23
Nothside Pathway	9.60%	12
Paw Paw Footbridge	23.20%	29
Splash Pad Park	62.40%	78
Three Corner Park/Vande Luyster Square	43.20%	54
Other:	4.00%	5
Total		**524**

#	OTHER:	DATE

1	Elm Street Park - check spelling	7/9/2026 9:24 PM
2	Paw paw disc golf	7/7/2026 7:42 AM
3	Helder Park	6/27/2026 12:25 PM
4	Bethel church park	6/25/2026 1:52 PM
5	Zeeland Christian playground	6/24/2026 4:26 PM

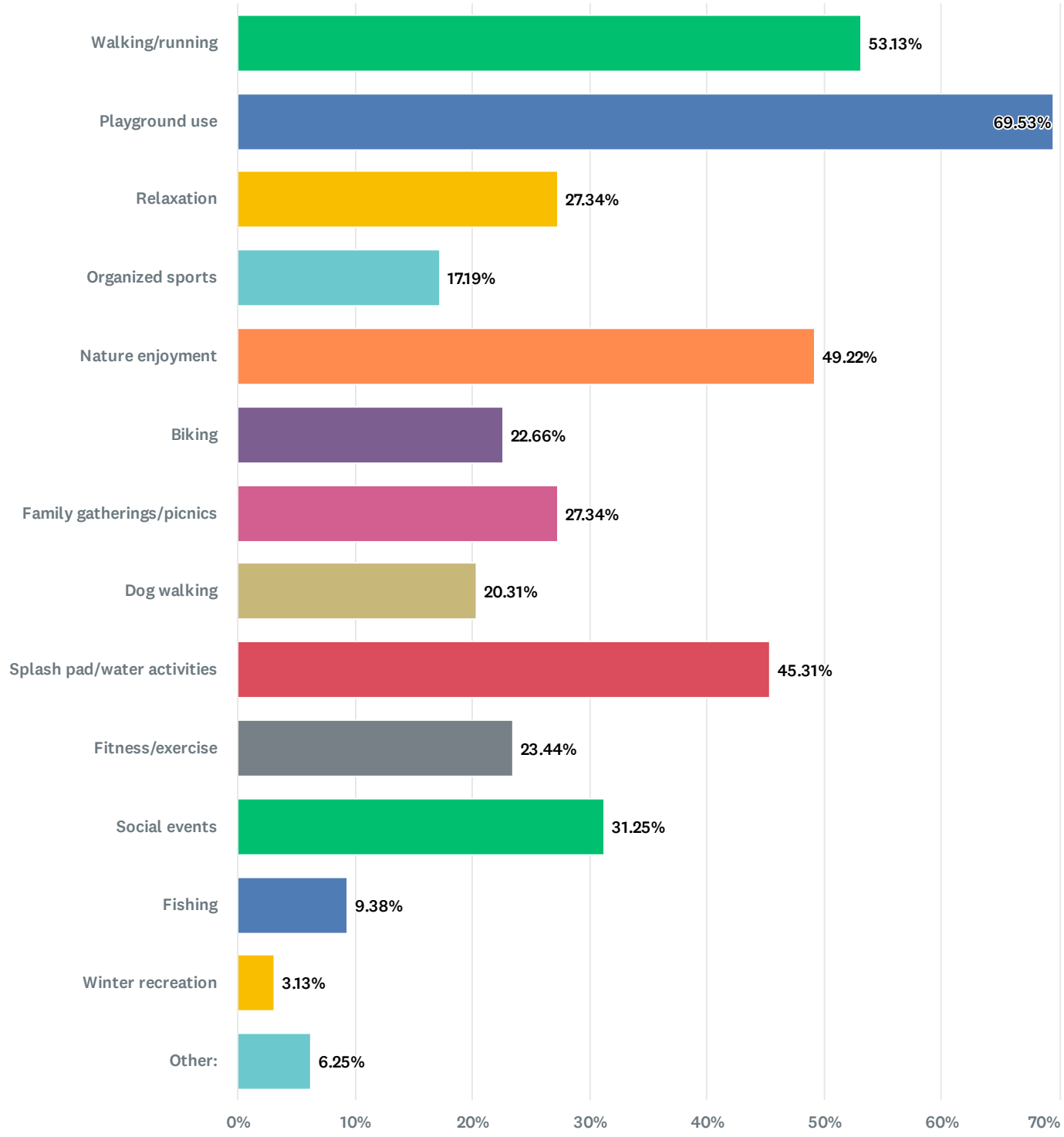
Q8 128 responses

How often do you visit Zeeland parks?



Q9 128 responses

What are the primary reasons you visit parks? (Select up to 5)



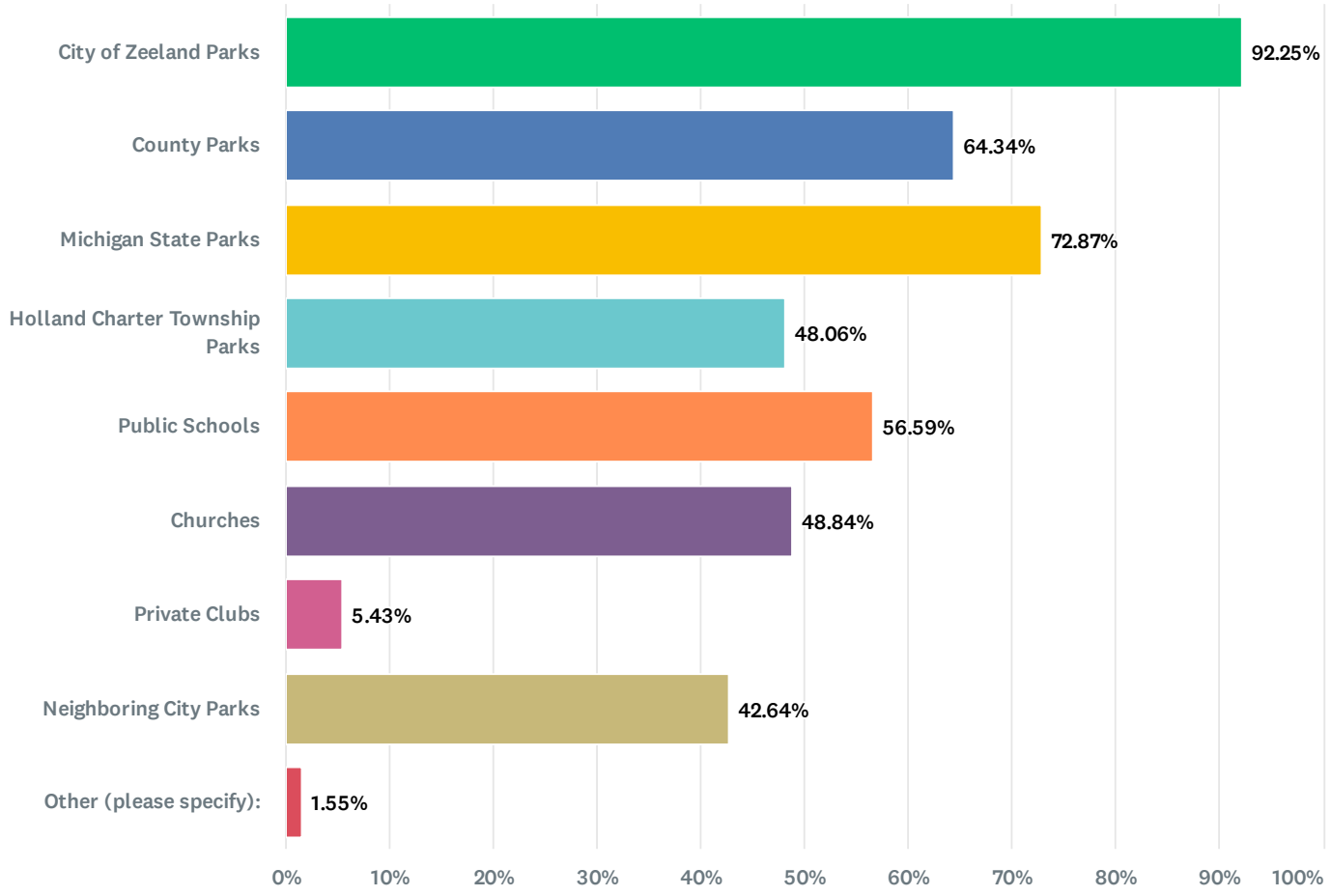
Answer Choices	Percentage	Responses
Total		519

Answer Choices	Percentage	Responses
Walking/running	53.13%	68
Playground use	69.53%	89
Relaxation	27.34%	35
Organized sports	17.19%	22
Nature enjoyment	49.22%	63
Biking	22.66%	29
Family gatherings/picnics	27.34%	35
Dog walking	20.31%	26
Splash pad/water activities	45.31%	58
Fitness/exercise	23.44%	30
Social events	31.25%	40
Fishing	9.38%	12
Winter recreation	3.13%	4
Other:	6.25%	8
Total		**519**

#	OTHER:	DATE
1	Pickleball	7/13/2026 1:42 PM
2	Disc golf	7/7/2026 7:42 AM
3	Pickleball	6/28/2026 8:32 AM
4	Hammocking	6/27/2026 12:25 PM
5	Basketball hoop	6/25/2026 8:44 PM
6	Take our grandson often	6/25/2026 1:52 PM
7	Pickleball, parties at shelter at Lawrence	6/25/2026 9:58 AM
8	Bathroom	6/25/2026 5:26 AM

Q10 129 responses

Which organizations or facilities have you used during the past 12 months? (Select all that apply)



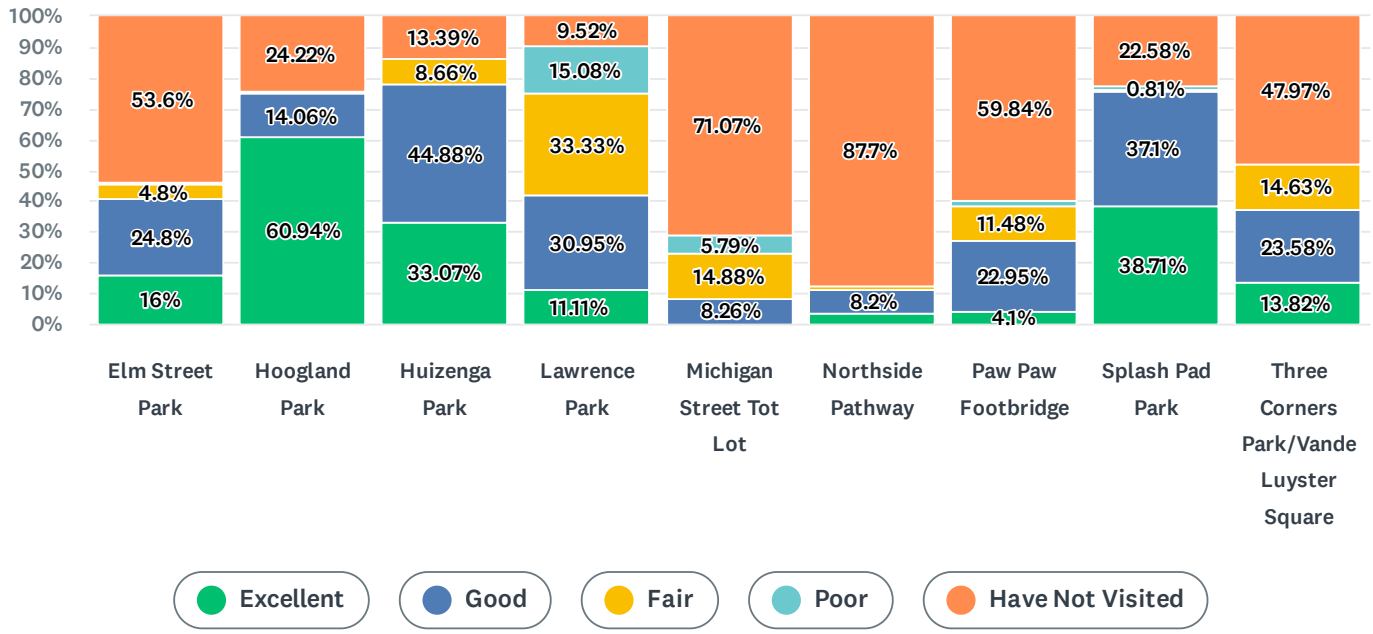
Answer Choices	Percentage	Responses
City of Zeeland Parks	92.25%	119
County Parks	64.34%	83
Michigan State Parks	72.87%	94
Holland Charter Township Parks	48.06%	62
Public Schools	56.59%	73
Churches	48.84%	63
Total		**558**

Answer Choices	Percentage	Responses
Private Clubs	5.43%	7
Neighboring City Parks	42.64%	55
Other (please specify):	1.55%	2
Total		**558**

#	OTHER (PLEASE SPECIFY):	DATE
1	National parks	6/25/2026 10:07 PM
2	Zeeland Township parks	6/25/2026 9:58 AM

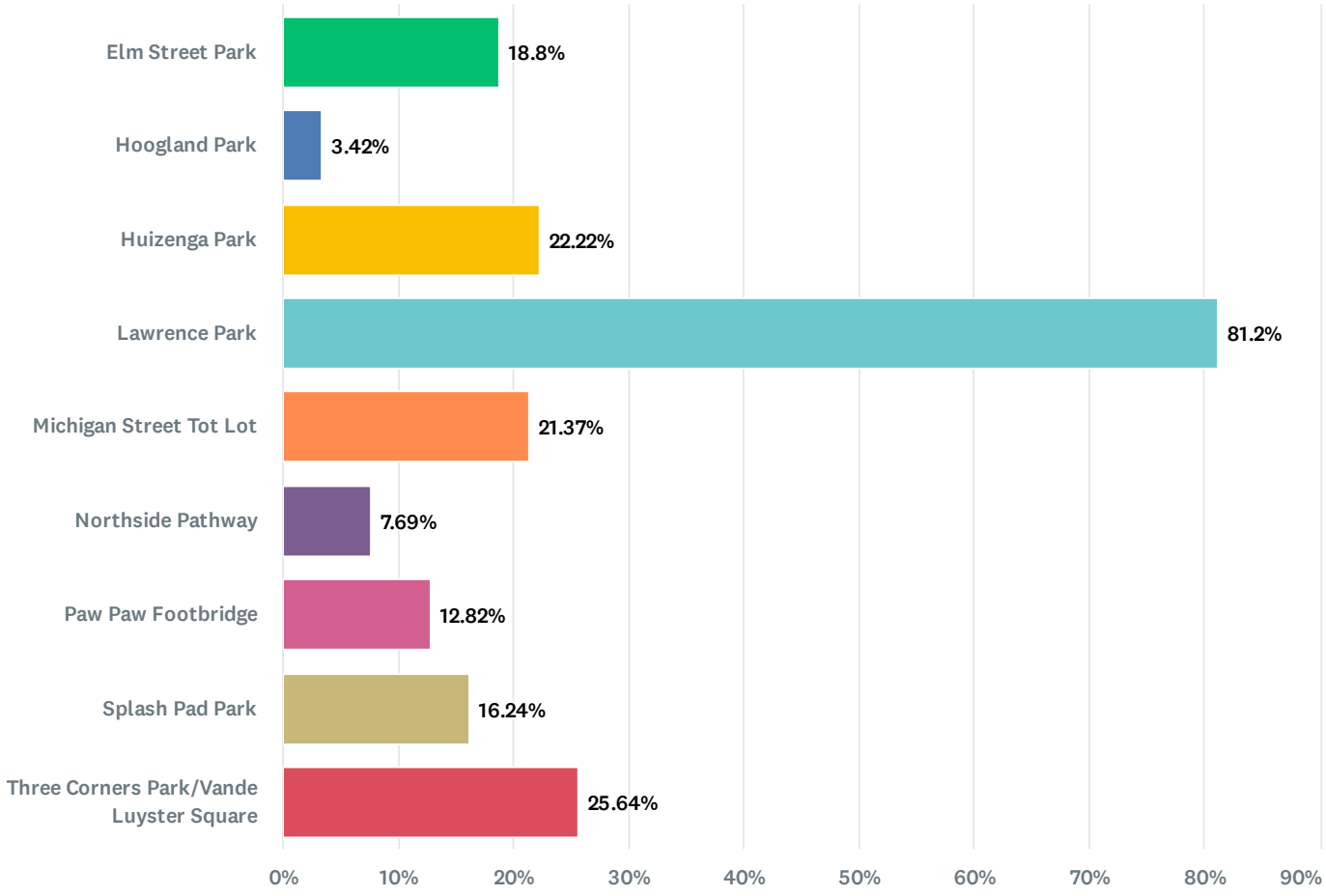
Q11 129 responses

How would you rate the overall maintenance and condition of the following parks?



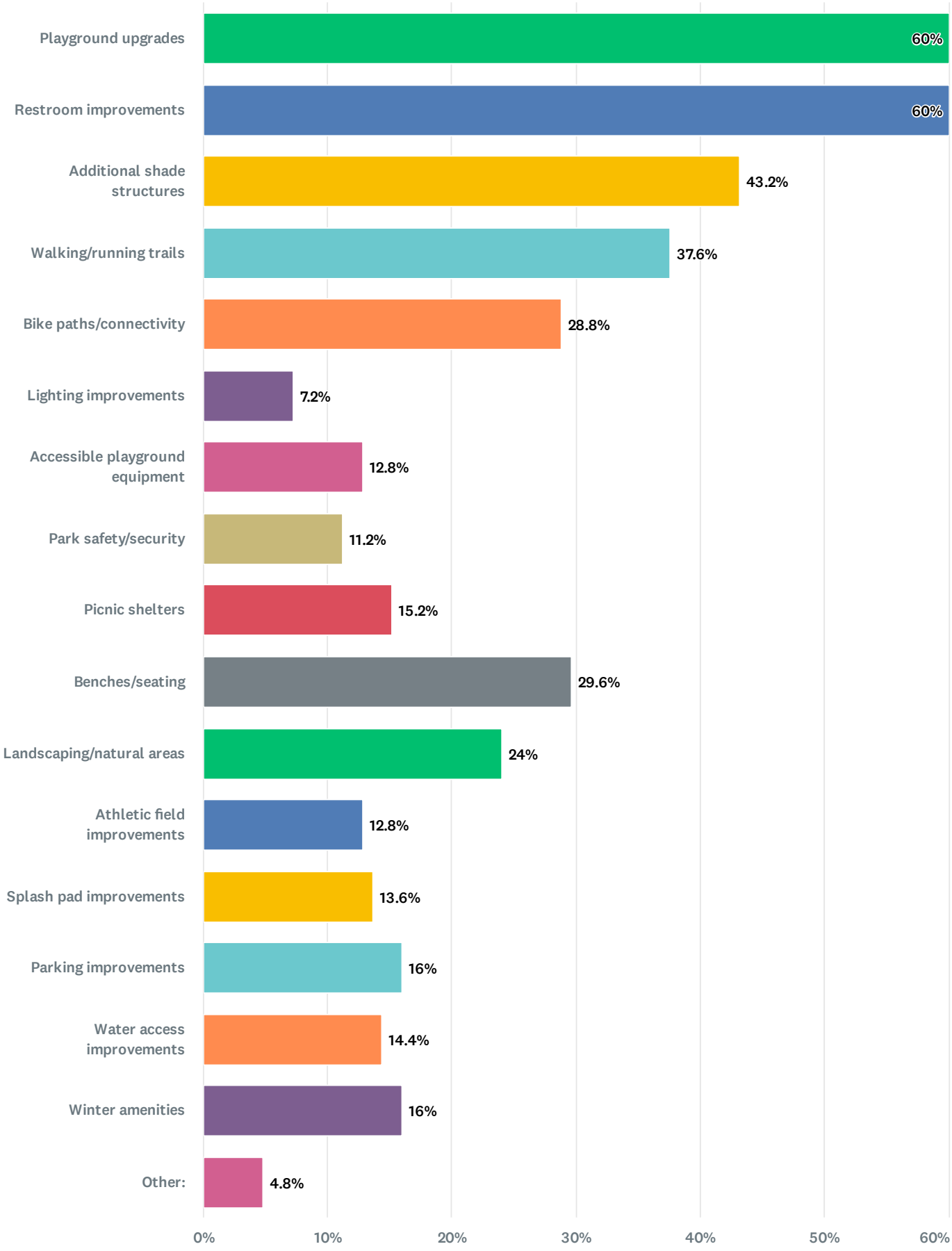
Q12 117 responses

Which parks should be the highest priority for future improvements? (Select up to 3)



Q13 125 responses

What types of improvements are most needed in Zeeland parks? (Select up to 5)

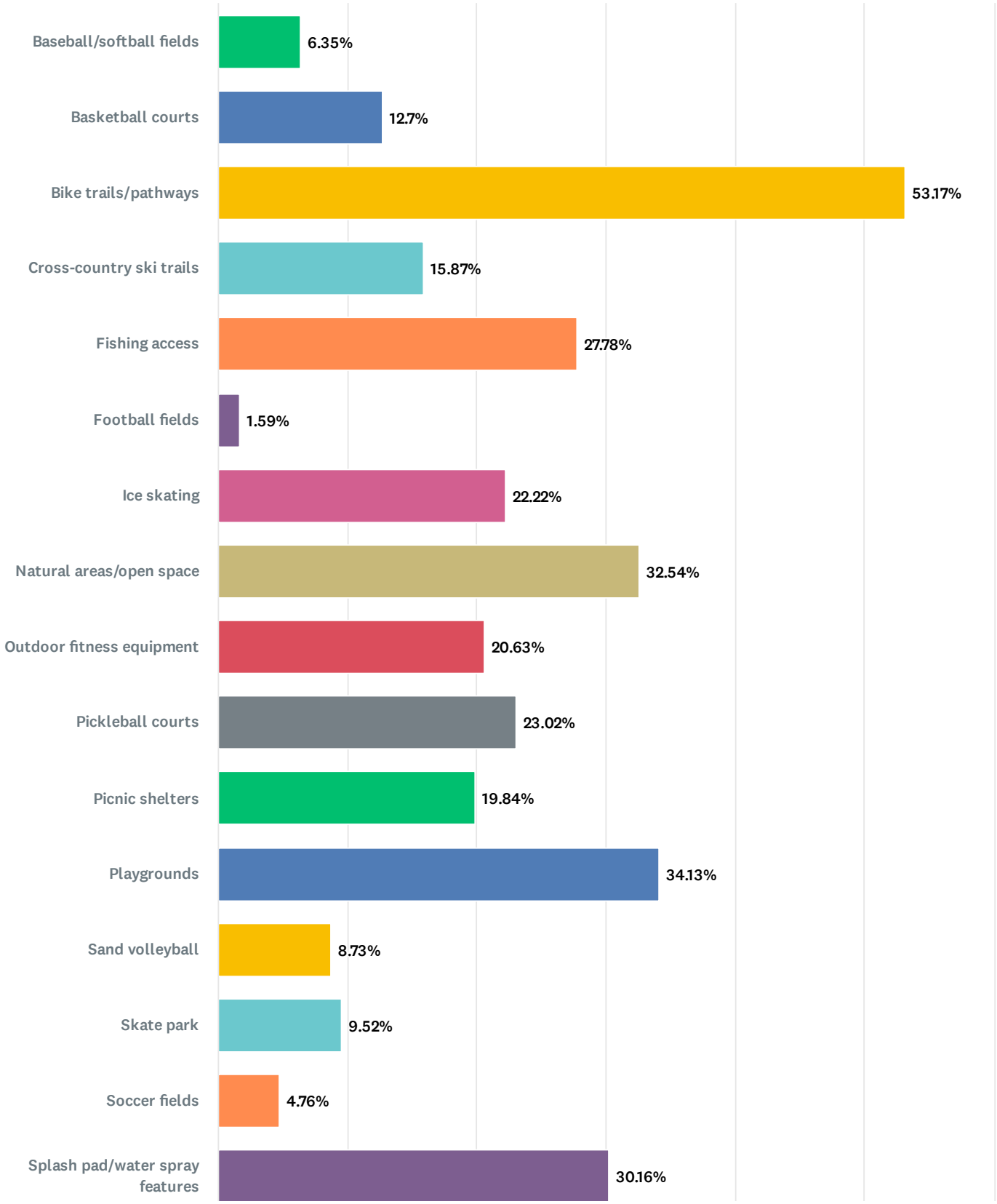

Playground upgrades
60%
Restroom improvements
60%
Additional shade structures
43.2%
Walking/running trails
37.6%
Bike paths/connectivity
28.8%
Lighting improvements
7.2%
Accessible playground equipment
12.8%
Park safety/security
11.2%
Picnic shelters
15.2%
Benches/seating
29.6%
Landscaping/natural areas
24%
Athletic field improvements
12.8%
Splash pad improvements
13.6%
Parking improvements
16%
Water access improvements
14.4%
Winter amenities
16%
Other:
4.8%
0%
10%
20%
30%
40%
50%
60%

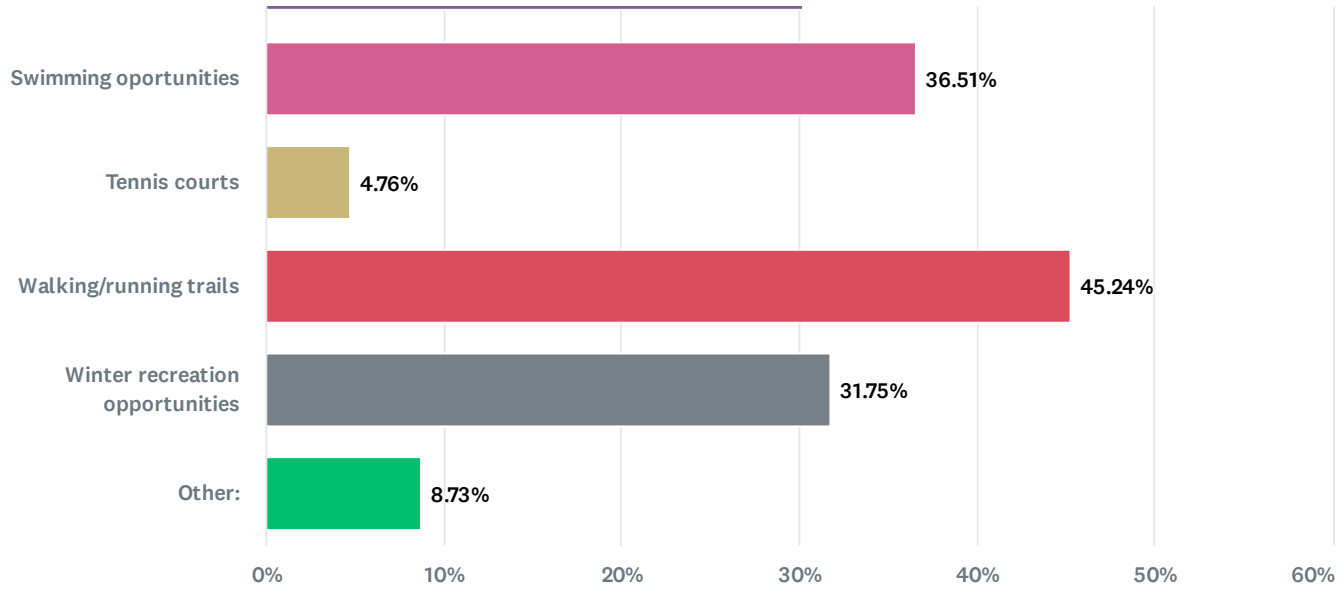
Answer Choices	Percentage	Responses
Playground upgrades	60.00%	75
Restroom improvements	60.00%	75
Additional shade structures	43.20%	54
Walking/running trails	37.60%	47
Bike paths/connectivity	28.80%	36
Lighting improvements	7.20%	9
Accessible playground equipment	12.80%	16
Park safety/security	11.20%	14
Picnic shelters	15.20%	19
Benches/seating	29.60%	37
Landscaping/natural areas	24.00%	30
Athletic field improvements	12.80%	16
Splash pad improvements	13.60%	17
Parking improvements	16.00%	20
Water access improvements	14.40%	18
Winter amenities	16.00%	20
Other:	4.80%	6
Total		**509**

#	OTHER:	DATE
1	Need 24 hour restroom facilities	7/9/2026 9:27 PM
2	Paver restoration	7/9/2026 7:17 PM
3	Safety of kiddos crossing streets. More stop signs! Reduced speed limits. I have seen too many close calls with speeding cars not seeing kids.	7/9/2026 3:50 PM
4	Swimming pool	7/6/2026 2:07 PM
5	Bathrooms at Huizenga park (close to playground)	6/27/2026 8:49 PM
6	Use of (actual) Native trees and landscaping to support local ecosystems	6/25/2026 7:31 AM

Q14 126 responses

Which facilities would you most like to see expanded or added in Zeeland?(Select up to 5)





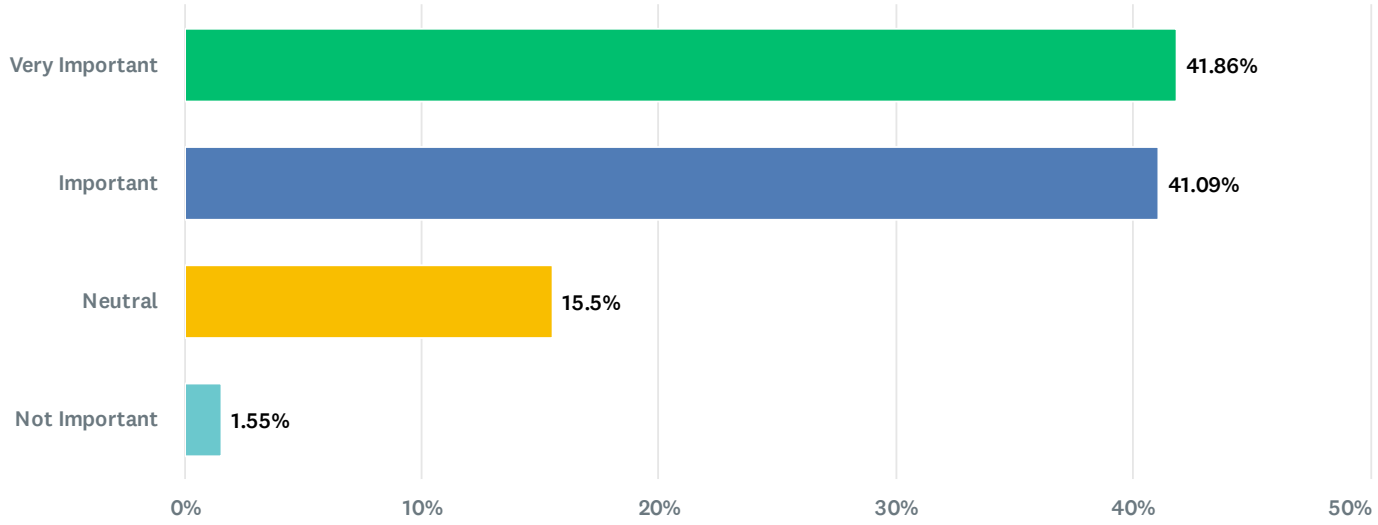
Answer Choices	Percentage	Responses
Baseball/softball fields	6.35%	8
Basketball courts	12.70%	16
Bike trails/pathways	53.17%	67
Cross-country ski trails	15.87%	20
Fishing access	27.78%	35
Football fields	1.59%	2
Ice skating	22.22%	28
Natural areas/open space	32.54%	41
Outdoor fitness equipment	20.63%	26
Pickleball courts	23.02%	29
Picnic shelters	19.84%	25
Playgrounds	34.13%	43
Sand volleyball	8.73%	11
Skate park	9.52%	12
Total		**567**

Answer Choices	Percentage	Responses
Soccer fields	4.76%	6
Splash pad/water spray features	30.16%	38
Swimming oportunities	36.51%	46
Tennis courts	4.76%	6
Walking/running trails	45.24%	57
Winter recreation opportunities	31.75%	40
Other:	8.73%	11
Total		**567**

#	OTHER:	DATE
1	"Senior Playground" - the undeveloped area behind Mediloge (possibly owned by them?) and adjacent to Haven Huis Apartments (for low-income seniors) would be ideal for this, for residents of both (as only something this close could be used by many of them), as well as others in the community. Adding some children's equipment would encourage families to visit older relatives in the shared space. It could include a community garden, water features, sensory plants, etc. For more ideas on this call Linda Veenstra 813-843-3440.	7/13/2026 1:42 PM
2	24 hour restrooms	7/9/2026 9:27 PM
3	Walking track	7/9/2026 9:24 PM
4	Pickleball - needs to have lights for night play!!Thats why belknap in GR and the airport in holland get the most players!!	7/7/2026 7:42 AM
5	Dog Park	6/28/2026 6:55 PM
6	Dog Park	6/28/2026 3:00 PM
7	Indoor playground	6/27/2026 8:49 PM
8	Odc type play structure	6/25/2026 2:06 PM
9	A track the community can use.	6/25/2026 1:24 PM
10	Dog park	6/25/2026 1:22 PM
11	RC car park/jumps	6/24/2026 4:27 PM

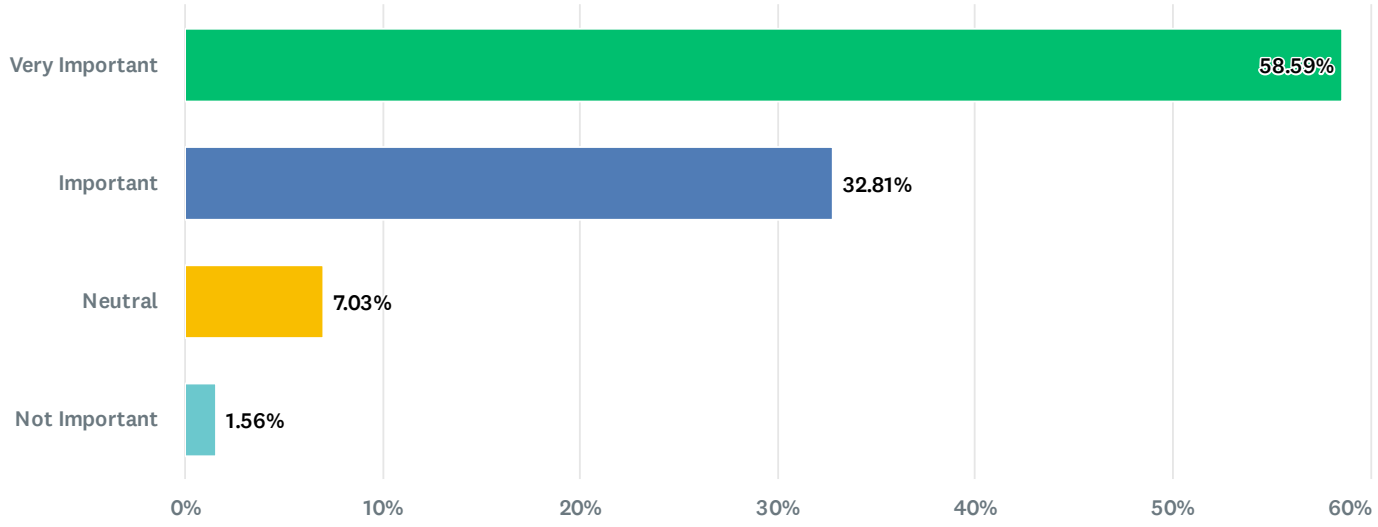
Q15 129 responses

How important is expanding trail and pathway connections throughout the City?



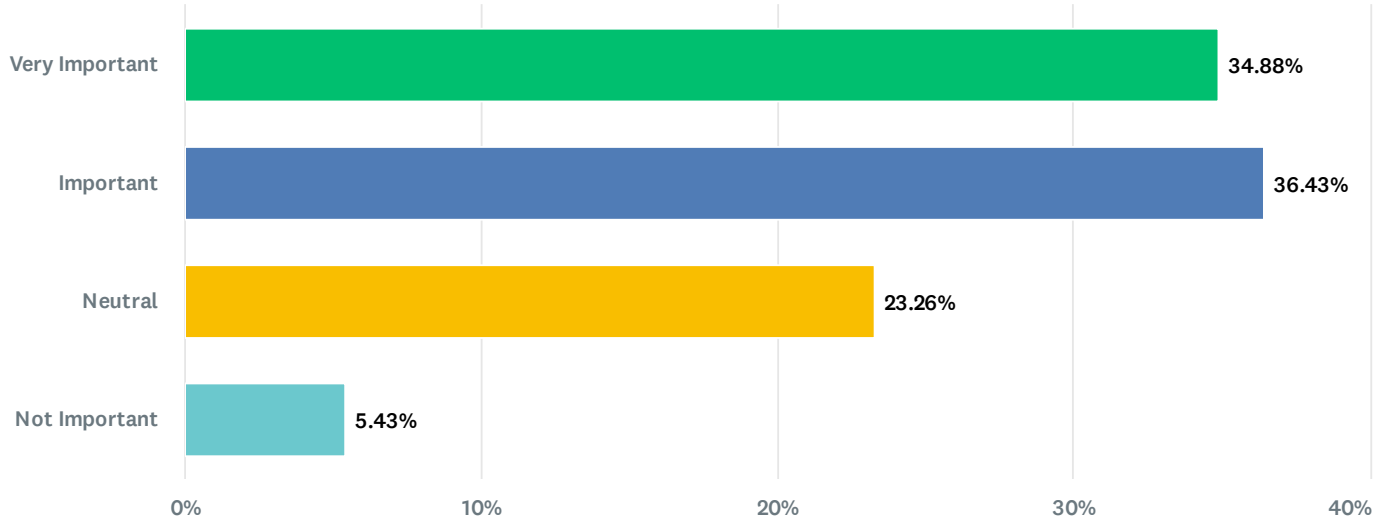
Q16 128 responses

How important is preserving natural areas and open space within Zeeland?



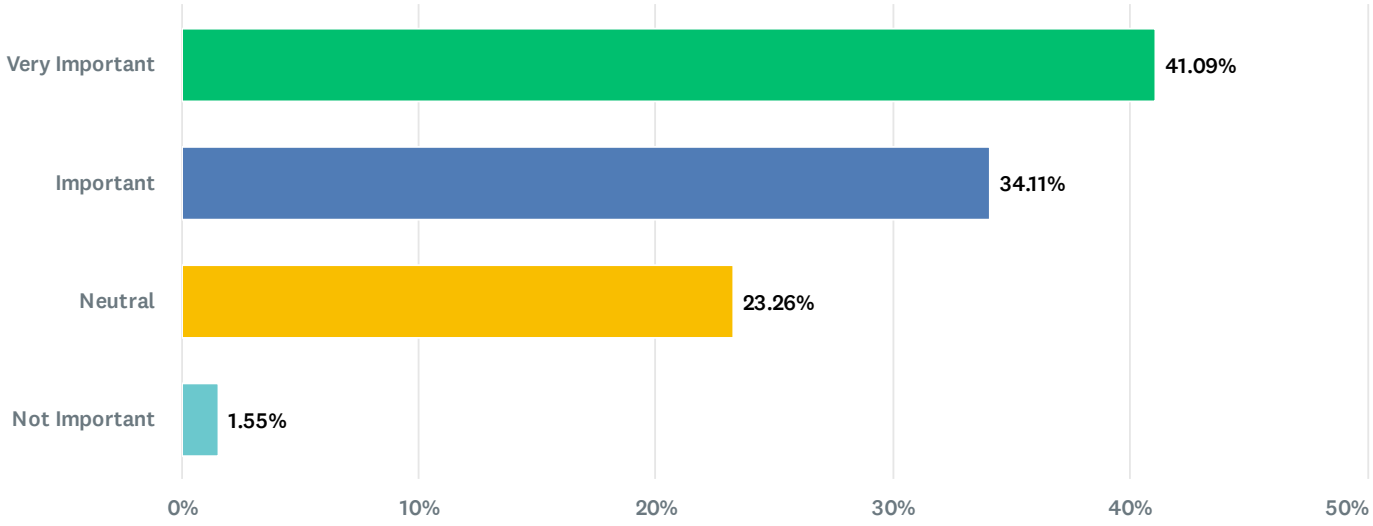
Q17 129 responses

How important is improving accessibility and inclusive opportunities in Zeeland parks?



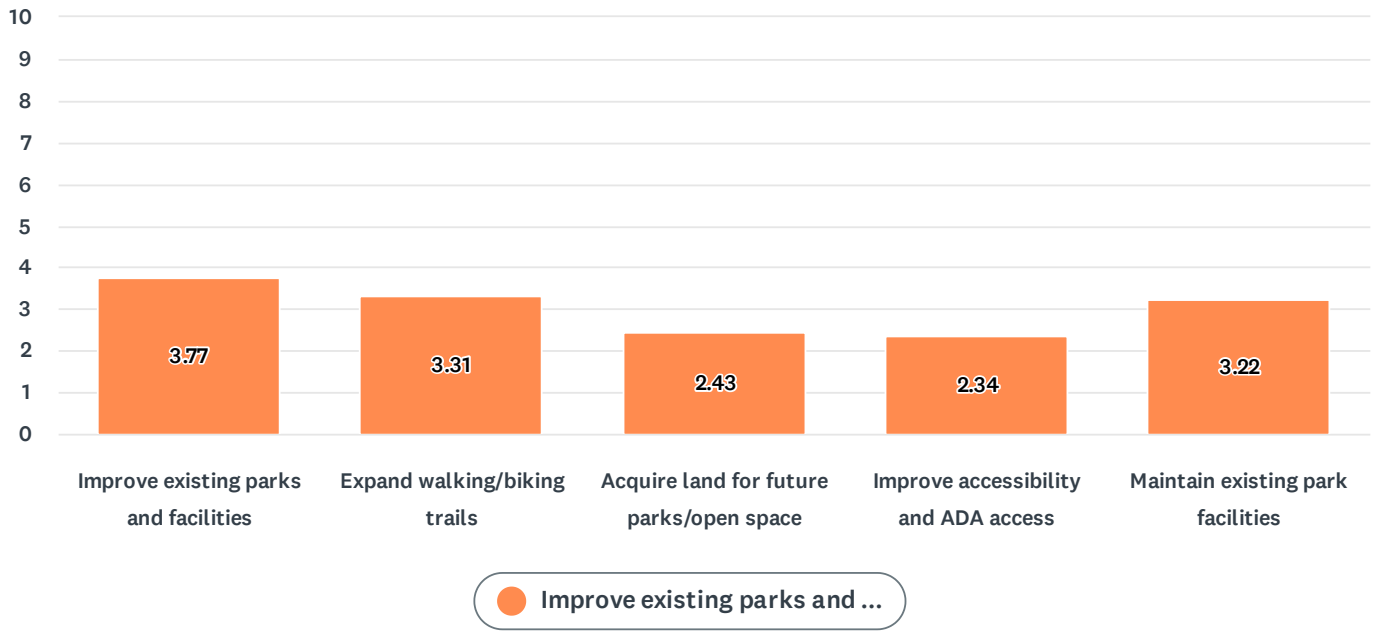
Q18 129 responses

How important are environmentally sustainable park improvements?Examples may include native landscaping, tree planting, stormwater improvements, reduced energy use, and environmentally friendly materials.



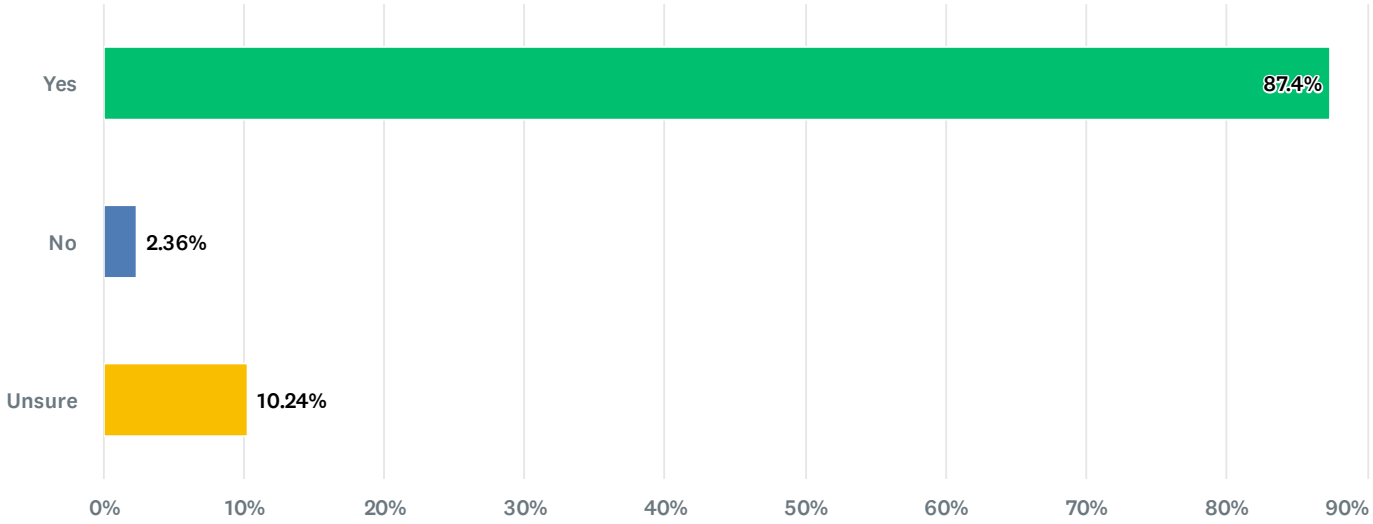
Q19 128 responses

Please rank the following park funding priorities.1 = Highest Priority, 5 = Lowest Priority



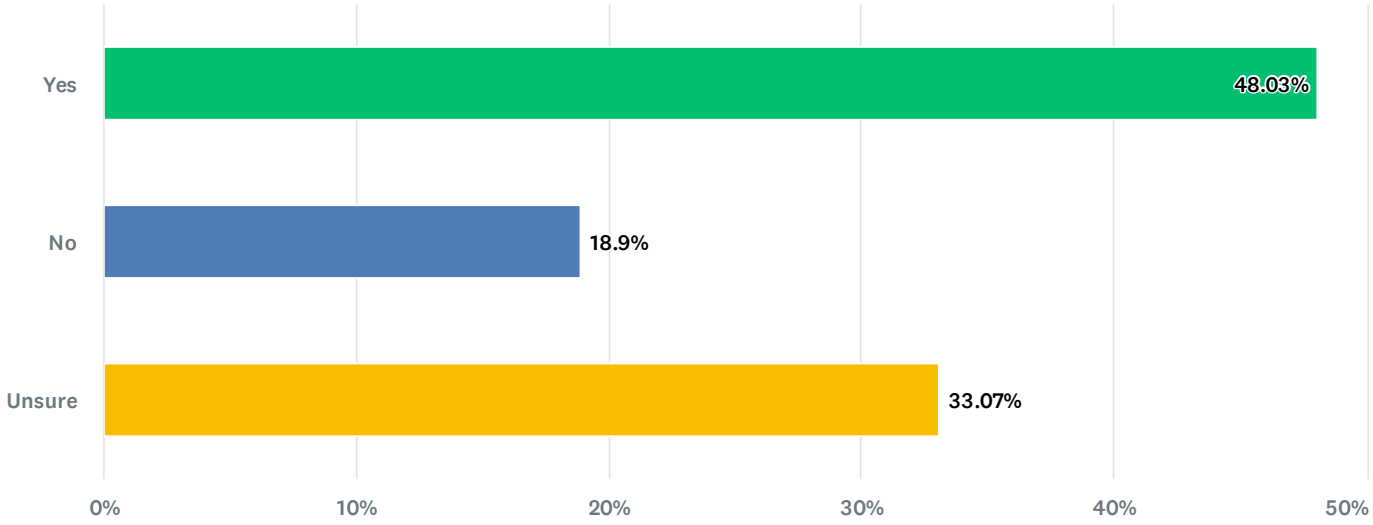
Q20 127 responses

Would you support the City pursuing state and federal grant funding for park improvements and trail projects?



Q21 127 responses

Would you support a parks millage?



Q22 What is your biggest concern regarding Zeeland parks facilities?

Answered: 77 Skipped: 52

#	RESPONSES	DATE
1	Maintenance of pathways	7/20/2026 6:25 PM
2	Bugs	7/18/2026 11:50 AM
3	Upkeep	7/16/2026 9:15 AM
4	People mistreating them and not picking up after themselves. Safety.	7/15/2026 3:10 PM
5	General upkeep and added connectivity to other trails	7/14/2026 12:56 PM
6	Safety	7/12/2026 8:59 PM
7	Improving Lawerence park	7/12/2026 8:50 PM
8	Lawrence Street Park has such good potential it needs a large modernization effort. Can some of the city on a hill parking lot property be purchased and used to expand?	7/11/2026 1:16 PM
9	My biggest concern is the need for maintenance with some walking trails, primarily thinking of Paw Paw.	7/11/2026 11:50 AM
10	None	7/10/2026 3:13 PM
11	Lighting	7/9/2026 9:24 PM
12	Thoughtful landscape design and accessibility	7/9/2026 7:17 PM
13	Playground equipment design - a lot of the new stuff is more like "art-work". Kids don't know how to play on it. Condition of existing equipment at some parks is damaged and unsafe, or just weird to use (Slides that aren't slippery aren't fun), trails to run, creeks to play in, stuff to climb and run on is best!	7/9/2026 4:41 PM
14	Not enough variety for kids	7/9/2026 4:05 PM
15	Keep our town “small”. We do not want to become an attraction or tourist town. Also, kids safety biking around town. We need more stop signs or a reduced speed limit. Encourage traffic out of town.	7/9/2026 3:50 PM
16	Some of the equipment is rusted out and for example Lawrence park not very accessible for bathrooms if families needs to use them.	7/9/2026 3:48 PM
17	Making them accessible to everyone	7/9/2026 3:37 PM
18	NA	7/7/2026 6:28 PM
19	More options for out side use, more opportunities for growth in parks	7/6/2026 2:07 PM
20	Lawrence street parks facilities are very dated and showing there age. Could be modernized and utilized better for future activities.	7/4/2026 2:13 PM
21	Restrooms need to be there, clean, and open.	6/30/2026 11:25 PM
22	Shade& we need a skate park!!	6/30/2026 7:12 PM
23	Upkeep	6/30/2026 2:43 PM
24	Overpass over Chicago Drive to connect to bike trails	6/29/2026 8:35 PM
25	About 5 years ago, my family met with some parks improvement staff in the lower level of the library. We expressed concern that invasive plants were taking over the unkept grounds of the Paw Paw foot bridge. Several years ago the majority of the trees there got a disease and died. Since then, the area has become wild and invasive. We left the meeting encouraged that action would be taken, yet there has been no improvements in those five years. Please	6/28/2026 3:33 PM

	consider transitioning to sustainable native plants in that overgrown and wild area. Specifically, we would LOVE to see a registered monarch waystation and pollinator friendly plants.	
26	Clean bathrooms	6/28/2026 1:53 PM
27	Biking trails	6/28/2026 1:05 PM
28	Playground structures	6/28/2026 11:53 AM
29	Lack of trails for walking, flooding on Lawrence street basketball and pickleball courts	6/28/2026 9:51 AM
30	Would love a dog park.	6/28/2026 9:42 AM
31	Good design (new ideas, unique, efficient) that will make things more enjoyable and more likely to be used.	6/27/2026 8:49 PM
32	I would love an outdoor public pool! Lawrence street park needs improvements as it has become run down and somewhat unsafe for young kids	6/27/2026 2:04 PM
33	N/A	6/27/2026 12:25 PM
34	Parking	6/26/2026 7:01 PM
35	I would love a playground closer to downtown. The splash pad is great, but a playground down there would be amazing. Also, tying onto the Macatawa Greenway trail would be even better!	6/26/2026 1:08 PM
36	Update	6/26/2026 9:51 AM
37	Concrete ground at the splash pad and the concrete stairs in the splash pad. Accidents are waiting to happen. My 3 year old son actually just got knocked over by a big kid at the splash pad and fell back and hit his head on the concrete. Thank God he is okay, but we haven't visited since and likely won't.	6/26/2026 7:12 AM
38	Tax payer dollars	6/25/2026 10:42 PM
39	Accessibility	6/25/2026 10:07 PM
40	Maintaining/improving what we have.	6/25/2026 9:10 PM
41	Few walking trails	6/25/2026 8:44 PM
42	Accessibility, upgrading facilities, bathrooms, and using more space at Lawrence street park to add pickleball courts. Big dream- would love an outdoor community pool in Zeeland	6/25/2026 8:42 PM
43	Accessibility and inclusion	6/25/2026 8:20 PM
44	Do not increase taxes! Please fence in parks.	6/25/2026 6:10 PM
45	Keeping natural landscaping	6/25/2026 5:44 PM
46	Lawrence street park is soooo beautiful please upgrade the equipment and it would be amazing	6/25/2026 5:13 PM
47	For its size, Zeeland has a good amount of park space. How that space is utilized is debatable. For example, Lawrence Park has a lot of green space. I rarely see it used.	6/25/2026 4:53 PM
48	Safety regarding proximity to traffic	6/25/2026 4:31 PM
49	N/a	6/25/2026 4:26 PM
50	I don't really have any concerns- I love Zeeland and I feel like the town does a wonderful job	6/25/2026 4:22 PM
51	Lawrence Street is unsafe and out dated and highly used.	6/25/2026 3:16 PM
52	Shade and natural play	6/25/2026 2:06 PM
53	Out dated	6/25/2026 1:53 PM
54	Loss of Bethel Park and replacing with factory Updates needed at Lawerence St Park	6/25/2026 1:52 PM
55	Playground structures need to be updated for safety of kids. There should also be adequate seating for families ..... picnic tables and benches.	6/25/2026 1:47 PM
56	N/a	6/25/2026 10:29 AM

57	Regular maintenance of playground equipment, facilities and paths for safety.	6/25/2026 9:58 AM
58	Dog friendly	6/25/2026 9:32 AM
59	No clie	6/25/2026 8:06 AM
60	The new ground surfaces at huizenga/hoogland park are not sustainable. Huizenga park ground surface is already in need of repair.	6/25/2026 7:48 AM
61	Let's improve what we have. Better facilities, including restrooms, are important. Low maintenance landscaping , especially using native trees and plants, helps keep costs down.	6/25/2026 7:31 AM
62	Safety for children and accessible for everyone	6/25/2026 7:20 AM
63	Maintenance	6/25/2026 5:26 AM
64	Maintenance	6/24/2026 9:41 PM
65	That the ones we have and any future ones are maintained well	6/24/2026 6:33 PM
66	Run down	6/24/2026 6:10 PM
67	Nothing at this time	6/24/2026 5:59 PM
68	Some are aging and seem unsafe. The splash pad is also incredibly hard to find seating in as well as having enough space for children to not run into each other.	6/24/2026 5:25 PM
69	We love using our Zeeland playgrounds! We live close to Hoogland and love the new space, however we have very young children and the bigger structure is quite dangerous for them. Lots of very tall open spaces for them to fall off, and the slides are extremely steep and fast (I've even seen older kids surprised by this). I'm sure it's all been approved and tested by the company that provided it, but it feels unsafe. We also have a newborn and love finding spaces we can use that are shady in the summer heat- we recently went to Lawrence Street Park for this reason and most of the structures are mildewy/rusty with sharp edges in many areas. The setting is perfect but we would love to be able to enjoy the play structures more.	6/24/2026 4:39 PM
70	The lack of improvements on Michigan Street Tor lot which is a high residential area.	6/24/2026 4:34 PM
71	Focus on improving what you already have.	6/24/2026 4:29 PM
72	Lawrence St is my biggest concern. It is in the heart of town and so used and loved by the community but it desperately needs improvements.	6/24/2026 4:29 PM
73	Huizinga needs a closer bathroom to the park and more shade. Hoogland needs more shade and seating.	6/24/2026 4:27 PM
74	All of these ideas sound great but they usually take a long time to actually see something happen. My kids are at the age where they like parks but if these improvements take years to do they will be older and no longer interested in them. I'd love to see things for older children put in place not just little kids.	6/24/2026 4:26 PM
75	Maintenance and accessibility	6/24/2026 4:04 PM
76	There ever being a lack of usage one sis dig access	6/24/2026 3:58 PM
77	Cut taxes	6/24/2026 3:56 PM

Q23 What is your highest priority for future park improvements in Zeeland?

Answered: 79 Skipped: 50

#	RESPONSES	DATE
1	Swimming area	7/18/2026 11:50 AM
2	Lawrence street park equipment upgrade and safety for all parks	7/15/2026 3:10 PM
3	Connected biking trails that are safe for all ages, but have challenging features for growth and improvement	7/14/2026 12:56 PM
4	Creating a Senior Playground	7/13/2026 1:42 PM
5	More activity space for older children	7/12/2026 8:59 PM
6	Lawerence	7/12/2026 8:50 PM
7	Lawrence street park needs improvement and updates, keep the mature trees. Add more semi permanent shade things downtown Zeeland for events.	7/11/2026 1:16 PM
8	My highest priority for future park improvements is continued maintenance.	7/11/2026 11:50 AM
9	Making sure they are kept maintained	7/10/2026 3:13 PM
10	Maintain and existing parks. Add a walking track	7/9/2026 9:24 PM
11	More trails and paths for walking	7/9/2026 7:17 PM
12	Bike paths, running/jogging trails - keep it simple, don't spend a ton on weird playground stuff that get's too hot and no one uses. Playgrounds are empty most of the time. SplashPad is packed on the hot days... nowhere for parents to sit and too crowded	7/9/2026 4:41 PM
13	Maintenance and keeping the parks looking nice and inviting as well as keeping playground equipment in working order	7/9/2026 4:05 PM
14	Updates to current parks. Split the middle school and Zeeland rec.	7/9/2026 3:50 PM
15	Updated equipment but with the same aesthetic feel Zeeland brings/ bathrooms	7/9/2026 3:48 PM
16	Accessibilty	7/9/2026 3:37 PM
17	Accessibility for the disabled and equipment that is suitable for various age range of kiddos	7/7/2026 6:28 PM
18	Pool	7/6/2026 2:07 PM
19	Lawrence street park facilities need to be modernized. All equipment is showing its age.	7/4/2026 2:13 PM
20	Restrooms need to be there, clean, and open.	6/30/2026 11:25 PM
21	Accessibility	6/30/2026 7:12 PM
22	Update equpiment	6/30/2026 2:43 PM
23	Overpass and bike trails	6/29/2026 8:35 PM
24	Paw Paw footbridge has wonderful potential! Many people use this area for a variety of purposes- foot traffic, lunch breaks, and it is a very popular photography location. It is the first park that welcomes people into Zeeland. There have been improvements to the plantings along the hill, however, the natural area is overgrown, ignored, and wild. Imagine the potential with purposeful and thought out plants and color! This area is well-loved but neglected. It can be our little gem to greet visitors to Zeeland! Please consider a focus on Paw Paw footbridge!	6/28/2026 3:33 PM
25	Dog Park	6/28/2026 3:00 PM
26	Biking paths	6/28/2026 1:53 PM
27	Biking trails - mountain and paved	6/28/2026 1:05 PM

28	Another splash pad at a existing park	6/28/2026 11:53 AM
29	Fishing, hiking, green space	6/28/2026 9:51 AM
30	Trails to walk, or a dog park	6/28/2026 9:42 AM
31	Unsure	6/28/2026 1:26 AM
32	Good/efficient/useful/unique design	6/27/2026 8:49 PM
33	Lawrence street park	6/27/2026 2:04 PM
34	Winter activities	6/27/2026 12:25 PM
35	Grills added	6/26/2026 7:01 PM
36	Unknown	6/26/2026 1:08 PM
37	More sports fields accessible for recreation uses and games	6/26/2026 9:51 AM
38	Lawrence St. Park	6/26/2026 7:12 AM
39	Bathroom at Michigan tot lot	6/25/2026 10:42 PM
40	Accessibility	6/25/2026 10:07 PM
41	Lawerence St Park hasn't been updated in decades. It desperately needs to be improved and updated.	6/25/2026 9:21 PM
42	Native plants, natural play areas	6/25/2026 8:44 PM
43	Updating Lawrence street park	6/25/2026 8:42 PM
44	Accessibility	6/25/2026 8:20 PM
45	Do not increase taxes	6/25/2026 6:10 PM
46	More play structures and shade and water accessibility	6/25/2026 5:13 PM
47	Creating spaces the people of Zeeland will use.	6/25/2026 4:53 PM
48	Same as above	6/25/2026 4:31 PM
49	More items to play on	6/25/2026 4:26 PM
50	Probably to just keep a good thing going!	6/25/2026 4:22 PM
51	Lawrence street park	6/25/2026 3:16 PM
52	Shade!!	6/25/2026 2:06 PM
53	More playgrounds and improved playground equipment	6/25/2026 1:53 PM
54	To be accessible for handicapped, plenty of shade and seating, water available	6/25/2026 1:52 PM
55	Lawrence Street Park and something winter related.	6/25/2026 1:47 PM
56	Lawrence street playground very outdated.	6/25/2026 1:42 PM
57	Walking trails and maintaining trails	6/25/2026 10:29 AM
58	Make sure there is something for all ages.	6/25/2026 9:58 AM
59	Family friendly but also that adults can use.	6/25/2026 9:32 AM
60	We have a lot to do in the summers, but some more winter activities would be great. An outdoor pool would also be amazing	6/25/2026 8:06 AM
61	Biking trails to connect across 196.	6/25/2026 7:48 AM
62	Fixing what we have in a sustainable way.	6/25/2026 7:31 AM
63	New swings at the minimum would be so nice at the MI St. tot lot. One of those that parents swing with their little child would be amazing! We go to this park almost daily. I'd love to see some upgrades!	6/25/2026 7:20 AM

64	Keep them looking fresh and welcoming	6/25/2026 7:20 AM
65	Lawrence Street	6/25/2026 5:26 AM
66	Lawerence street park playground upgrade.	6/24/2026 10:46 PM
67	We have a basketball court, tennis court, and pickleball court all on one space. I'd like to see a separate area for each activity.	6/24/2026 9:41 PM
68	Accessibility and multi age range equipment	6/24/2026 6:33 PM
69	Playgrounds	6/24/2026 6:10 PM
70	Maintain clean areas	6/24/2026 5:59 PM
71	Safe equipment with lots of choices for children.	6/24/2026 5:25 PM
72	Lawrence Street!	6/24/2026 4:39 PM
73	Improving Michigan Street Tot lot updating playground structures	6/24/2026 4:34 PM
74	Lawrence street park needs to be priority. The playground is outdated and dangerous.	6/24/2026 4:29 PM
75	Fences with gates.	6/24/2026 4:27 PM
76	Seeing some of these ideas done in a timely manner.	6/24/2026 4:26 PM
77	Accessibility	6/24/2026 4:04 PM
78	Keeping them open and operational	6/24/2026 3:58 PM
79	Do t increase taxes to do it.	6/24/2026 3:56 PM

Q24 Additional comments or suggestions:

Answered: 38 Skipped: 91

#	RESPONSES	DATE
1	None	7/18/2026 11:50 AM
2	We love the parts and use them constantly with our four and six-year-old children. The taught light could use some love but overall we're incredibly blessed and thankful.	7/14/2026 12:56 PM
3	None	7/12/2026 8:59 PM
4	Non	7/12/2026 8:50 PM
5	A natural swimming pond in the Lawrence street park would be amazing.	7/11/2026 1:16 PM
6	None	7/10/2026 3:13 PM
7	Thanks for asking us for feedback!	7/9/2026 9:24 PM
8	We love Zeeland and overall have no complaints! Keep up the great job!	7/9/2026 4:41 PM
9	N/A	7/9/2026 4:05 PM
10	Love Zeeland as is! People move here for the small town feel. We do not want to grow. Random thought: downtown not for profit ice cream shop. Support high school jobs, those in need. Connect it with all the festivals.	7/9/2026 3:50 PM
11	Pool at Lawrence st park	7/6/2026 2:07 PM
12	The more parks the better.	6/30/2026 11:25 PM
13	Please add a skate park	6/30/2026 7:12 PM
14	NA	6/30/2026 2:43 PM
15	We appreciate you seeking public input. Thanks for all you do in helping keep Zeeland beautiful!	6/28/2026 3:33 PM
16	Dog Park	6/28/2026 3:00 PM
17	Overall Zeeland maintains the park system very well and addresses to the best of their ability any issues brought to their attention.	6/28/2026 11:53 AM
18	A playground right downtown, or an indoor public playground would be awesome! Unique spaces and designs vs run of the mill will always encourage more excitement and use.	6/27/2026 8:49 PM
19	N/a	6/27/2026 12:25 PM
20	Please add grill to hoogland park! I would love to have my kids bday party there!	6/26/2026 7:01 PM
21	We need a field house for winter sports too	6/26/2026 9:51 AM
22	None	6/25/2026 10:42 PM
23	None	6/25/2026 8:44 PM
24	.	6/25/2026 8:42 PM
25	Warmer water in splash pad please	6/25/2026 5:16 PM
26	Maintain what we have	6/25/2026 5:13 PM
27	N/a	6/25/2026 4:31 PM
28	N/a	6/25/2026 4:26 PM
29	Overall we have been happy with Zeeland Parks for the the 30+ years we've used them	6/25/2026 1:52 PM

30	N/a	6/25/2026 10:29 AM
31	No	6/25/2026 9:32 AM
32	No	6/25/2026 8:06 AM
33	No	6/25/2026 7:20 AM
34	Thanks for all you do!	6/24/2026 10:46 PM
35	None	6/24/2026 5:59 PM
36	Warmer water at the splash pad	6/24/2026 5:57 PM
37	The water at the splash pad is absolutely frigid - I’m so sad that my child doesn’t want to go anymore for that reason.	6/24/2026 4:04 PM
38	Please don’t increase our taxes. Us retirees can’t afford it.	6/24/2026 3:56 PM

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

INTEROFFICE MEMORANDUM

TO: Mayor Van Dorp and City Council Members

FROM: Kevin Plockmeyer, Interim City Manager

SUBJECT: FY27 Financial Sustainability Update

DATE: October 30, 2026

CC: City Council Work Study Agenda Items November 2, 2026

BACKGROUND

This memorandum provides a forward-looking follow-up to the City's 2025 Financial Sustainability Study, presented to City Council approximately one year ago. That study assessed the long-term resilience of the City's finances, particularly its concentrated property tax base and the eventual decommissioning of the Zeeland Generating Station. It also advised that revenues arising from major new development be used carefully, with emphasis on capital project reinvestment rather than expansion of ongoing operations.

The 2026 Strategic Action Plan called for a ten-year financial model to assist Council with funding decisions for streets, parks, downtown, facilities, technology and motor pool. This report examines General Fund revenues, appropriations and available financial capacity for FY2028 through FY2037, and proposes a framework for addressing capital needs not included in the base model.

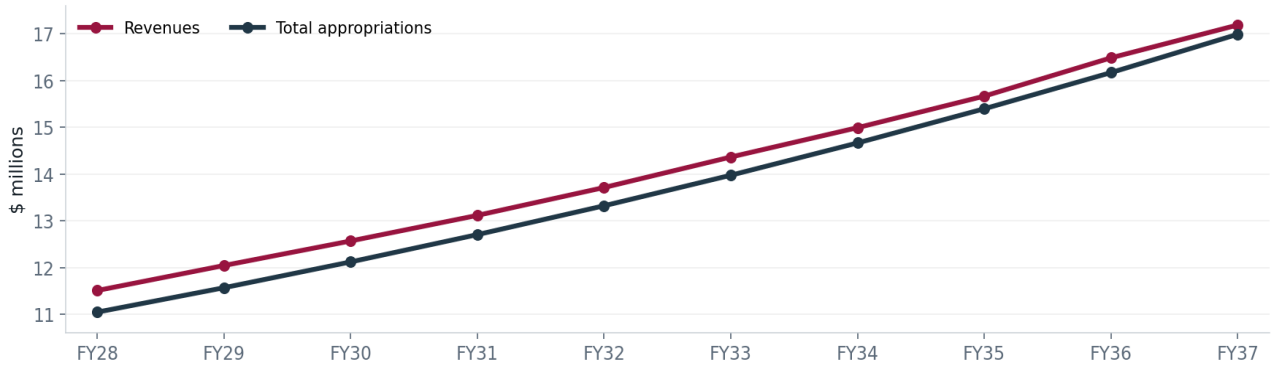
The projections are grounded in historical actual results, financial trends and staff assumptions for existing services. They do not assume new programs, added positions or expanded service levels. They also do not assume increased property tax millage rates or adoption of new taxes. Growth in projected property tax collections results instead from anticipated taxable value changes and existing tax arrangements, which will require continued monitoring.

This report focuses primarily on the City's General Fund, as it serves as the principal funding source for the City's day-to-day operations and delivery of municipal services. While Library operations are accounted for through a separate fund, the General Fund provides significant

financial support for these services, which has been incorporated into this analysis. The City's remaining funds are generally established for specific purposes and, in most cases, have dedicated revenue sources to support their respective operations and capital needs. As a result, these funds do not require the same level of analysis for purposes of this report. By concentrating on the General Fund, the City can better evaluate its ability to sustain existing service levels, accommodate future operating needs, and identify available resources to support long-term capital investments.

GENERAL FUND OUTLOOK

General Fund revenues are projected to increase from approximately $11.5 million in FY2028 to $17.2 million in FY2037. Appropriations, including ongoing transfers to other funds, are projected to increase at a comparable pace, from approximately $11.0 million to $17.0 million. Annual surpluses remain positive throughout the planning period, although the difference between revenues and expenditures narrows over time.



Projected General Fund revenues and appropriations, FY2028–FY2037

Property taxes remain the principal revenue driver, reflecting anticipated taxable value growth and industrial facilities tax changes. Other revenues are informed by recent state-shared revenue, permit, investment income and transfer patterns. The model therefore represents a practical planning baseline rather than a guarantee of future collections.

PERSONNEL EXPENSES AND FUTURE STAFFING

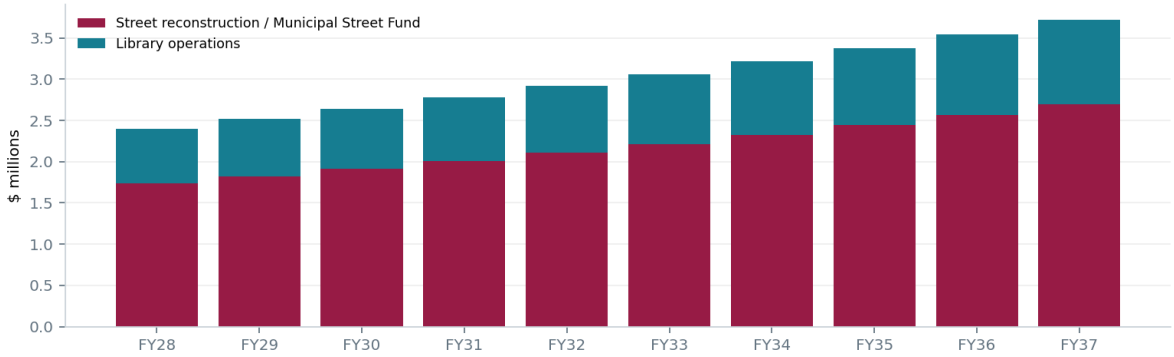
Personnel costs are a particularly important operating assumption. General Fund wages and benefits are projected to grow from approximately $4.37 million to $6.52 million during the forecast period. The combined wage-and-benefit category increases approximately 4.6% annually on average. Individual assumptions account for compensation, payroll taxes, health

insurance, retirement and other employer-paid costs. An increase in total personnel costs does not necessarily correspond to the wage increase received by an individual employee.

The projected growth rate provides a useful benchmark for future budgets and collective bargaining, while allowing staff to separately evaluate compensation changes and benefit renewals. Importantly, these increases reflect maintaining the existing workforce, not creating additional positions. If additional staffing or new services become necessary, those decisions should be considered separately, including identification of sustainable recurring revenues or offsetting expenditure savings to support the added costs.

CONTINUING GENERAL FUND INVESTMENTS

The forecast preserves ongoing General Fund support for motor pool, information technology and street-related investments. In particular, projected transfers out include continuing support for the Municipal Street Fund to facilitate street reconstruction and for Library operations. Both transfer categories are assumed to increase approximately 5% annually, recognizing the need to maintain funding capacity as costs rise.



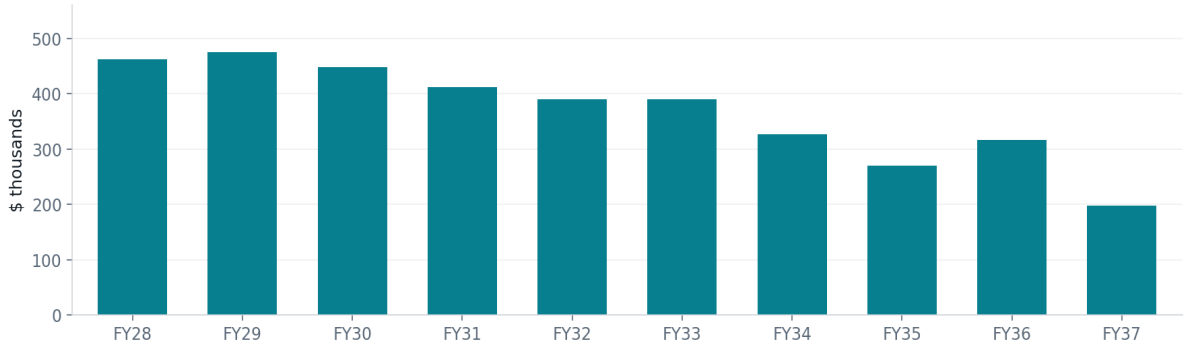
Projected General Fund transfers supporting streets and library operations

Combined transfers are projected to grow from approximately $2.40 million in FY2028 to $3.72 million in FY2037. These amounts are already reflected in the projected appropriations and therefore precede the calculation of annual General Fund surplus.

ANNUAL SURPLUSES AND FINANCIAL FLEXIBILITY

Annual surpluses are projected to remain positive throughout FY2028–FY2037, declining from approximately $463,000 at the beginning of the period to approximately $198,000 in the final year. These projected results provide some flexibility to accommodate changes in taxable value,

personnel costs and other operating assumptions. The City's projected fund balance offers an additional safeguard for short-term changes and strategic one-time needs, subject to the City's reserve policy. The timing of changes in tax collections, together with continued increases in operating costs and transfers, contributes to annual fluctuations, including a lower projected surplus in FY2037. This is a planning consideration rather than an indication that current service levels are unsustainable.



Projected annual General Fund operating surplus

Staff has confidence in the overall outlook because it is grounded in actual experience and the cost of existing commitments. Based on the City's current tax structure and anticipated tax base, the model indicates that current service levels can be maintained over the next ten years without introducing new programs or positions.

CAPITAL NEEDS NOT INCLUDED IN THE MODEL

The model does not yet provide new or dedicated funding for major parks, downtown, facilities and other capital improvements. This distinction is important: the forecast accounts for ongoing support of streets, motor pool and IT, but the remaining capital categories require separate Council decisions about project timing, scope and sources of funding. Future maintenance and operating impacts associated with these investments should also be evaluated.

FUTURE DEVELOPMENT AND CAPITAL FUNDING DIRECTION

The substantial anticipated investment by Mead Johnson presents an opportunity to strengthen the City's future tax base. The Financial Sustainability Study recognized such investment as a potential offset to future changes involving the Zeeland Generating Station and cautioned against relying on additional revenues to permanently expand operations. The specific amount and timing

of new tax revenue will depend on completion, assessment and applicable tax treatment; the proposed capital approach does not presume that revenue has already been received.

Staff suggests a three-part approach to funding the capital categories identified in the Strategic Action Plan:

- **Continue existing General Fund funding for motor pool, IT and streets.** These are recurring asset replacement and infrastructure obligations. Their ongoing support is already included in the model and should continue to be incorporated into annual budgeting.

- **Use available future surpluses selectively for parks, downtown and targeted facility or street improvements.** Where projects are appropriately sized and timed, one-time surpluses or other unrestricted resources may provide funding without creating permanent debt or recurring commitments. Project readiness, reserve needs and ongoing maintenance requirements should influence these decisions.

- **Evaluate bonds or alternative revenue sources for major facility projects.** Large-scale building improvements can be too substantial to fund from modest annual operating margins. Financing may distribute the cost of long-lived facilities across current and future taxpayers who will benefit from their use, while reducing pressure to fund an entire project within a single budget year.

  As the City advances its Facilities Improvement Plan, staff would like to evaluate financing structures that align future debt-service payments with the anticipated timing of property tax revenue generated by the Mead Johnson investment. Such an approach could advance needed improvements to long-lived public buildings while preserving capacity for existing operations. It would also recognize that future taxpayers who benefit from those facilities should contribute to their cost over time.

  This is a direction for further analysis, not a financing commitment. Before any borrowing is considered, the City should verify the timing and durability of the tax revenues, the impact of potential abatements, borrowing costs and debt affordability under more conservative revenue scenarios. These decisions must also be considered in light of the long-term revenue exposure associated with the Zeeland Generating Station.

CONCLUSION

Overall, the ten-year financial outlook provides a positive picture of the City's ability to maintain existing service levels and continue its established financial commitments using our current tax structure. While there will undoubtedly be changes and challenges throughout the planning period, we believe the assumptions used in developing this model are reasonable and provide a

sound foundation for future financial planning. The City's strong financial position, combined with anticipated investment in our community, places us in a favorable position to continue to address some of our longer-term capital needs.

We have been fortunate to enjoy a strong financial position for many years, supported by a substantial industrial tax base, responsible financial management, and thoughtful decisions made by previous and current City Councils. These circumstances have allowed us to provide a high level of municipal services while maintaining a relatively low property tax rate. As we look ahead, it will be important to continue exercising the same financial discipline, particularly when considering additional operating commitments and significant capital investments.

I also want to recognize City Council for its forward-looking approach to financial planning. The decision to undertake the Financial Sustainability Study, followed by the development of this ten-year financial model as part of the Strategic Action Plan, demonstrates a commitment to addressing future opportunities and challenges before they become immediate financial concerns. This proactive approach provides us with the opportunity to thoughtfully evaluate our priorities, establish appropriate funding strategies, and position the City for continued financial stability.

No formal action is being requested from City Council at this time. Rather, the purpose of this report is to share our financial outlook, present a potential framework for funding future capital improvements, and solicit Council's feedback on the general direction being proposed. In particular, we would welcome Council's thoughts on the suggested funding approaches for our various capital improvement categories and whether there are other considerations staff should incorporate as we continue developing our long-term financial plans.

Finally, while considerable historical financial information, individual account projections, and supporting assumptions were reviewed in developing this model, we have intentionally not included that level of detail in this report in an effort to keep the discussion focused on the broader financial picture. Staff would be happy to provide any of the underlying information or additional analysis should Council members have an interest in reviewing it.

We believe this report represents an important next step in the City's long-term financial planning efforts and provides a useful foundation for future budget discussions and capital investment decisions. We look forward to receiving Council's feedback as we continue this work.



_____

Kevin Plockmeyer, Interim City Manage

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

INTEROFFICE MEMORANDUM

TO: Mayor Van Dorp and City Council Members

FROM: Kevin Plockmeyer, Interim City Manager

SUBJECT: Lawrence Park Design and Construction Administration Contract Award

DATE: October 30, 2026

CC: City Council Work Study and Action Items Agenda November 2, 2026

Over the past couple of years, we have been planning for the reconstruction of Lawrence Park. As part of this process, we have worked with the MCSA Group and the Cemetery and Parks Commission to develop a preliminary concept for the park. While additional work remains to refine the design, we believe the concept provides a good framework to build upon as we move forward. In particular, we anticipate further discussion regarding playground equipment, natural play elements, and other amenities that may be incorporated into the final design. As City Council may recall, funds have previously been set aside for the reconstruction of Lawrence Park. With funding in place and a preliminary concept developed, the next step in the process is to further refine the design, develop construction documents, and ultimately prepare the project for bidding.

In order to accomplish this, we are requesting approval of a contract with the MCSA Group for design development, construction documentation, bidding, and construction administration services. Per the attached proposal, the total cost for these services is $78,407, which also includes a topographical survey, soil borings, and associated civil engineering services. We have been very pleased with the services provided by the MCSA Group on our previous park projects and look forward to continuing this relationship with the reconstruction of Lawrence Park.

From a timing perspective, our goal would be to begin reconstruction of the park in either the fall of 2027 or the spring of 2028. The attached preliminary schedule anticipates working through the design process during the winter and spring of 2027, with the project going out for bid in May 2027. This schedule would provide us with some flexibility in determining the most appropriate construction window based on contractor availability, construction costs, and the

anticipated duration of the project. Throughout the design development process, we will continue working with the Cemetery and Parks Commission to refine the details of the project but will bring the project back to City Council for review prior to the project award.

Overall, we are looking forward to moving ahead with the reconstruction of Lawrence Park. While there is still design work to be completed, we believe we have a good starting point and an opportunity to continue refining the project over the coming months.

Recommendation

Award a design development, construction documentation, bidding, and construction administration contract in the amount of $78,407 to the MCSA Group for the reconstruction of Lawrence Park.



_____
Kevin Plockmeyer, Interim City Manager

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

October 26th, 2027

Kevin Plockmeyer
City of Zeeland
Assistant City Manager/Finance Director
21 South Elm Street
Zeeland MI, 49464

Re: Lawrence Park Playground – Construction Documentation

Dear Kevin,

Pursuant to our conversation, I want to provide you with this proposal for the professional services of MCSA Group, Inc. Construction Documentation, Bidding, and Construction Administration for Lawrence Park Playground Improvements. The improvements shall include the scope shown on updated Concept Plan dated March 6th, 2026. However, these plans may evolve to include space for additional swings and natural play components

It is our understanding that the project should be bid in late spring of 2027 for construction during Fall of 2027 through Spring of 2028. See attached detailed schedule for more information.

The project team will include the following consultants:

Topographic Survey and Civil Engineering by Moore+Bruggink
Soil Borings and Geotechnical Report by Soils and Structures

MCSA Group, Inc. will provide professional services in a traditional step-by-step process based upon the following outline:

1. TOPOGRAPHIC SURVEY
   - Previous concept plan was created using GIS and aerial photograph for base information. We will obtain current base information by obtaining a topographic survey from Moore and Bruggink Inc.

2. SOIL BORINGS AND GEOTECHNICAL REPORT
   - Using the Concept Design, MCSA Group will work with Soil and Structures to obtain soil borings and Geotechnical Report to inform paving profiles, footings, and drainage.

3. DESIGN DEVELOPMENT
   - Draft concept plan on topographic survey.
   - Update design and provide options to incorporate natural play.
   - Provide cost estimates for new design options.
   - Meet with Cemetery and Parks Commission to review options.
   - Make refinements as necessary to incorporate feedback from meeting.

4. CONSTRUCTION DOCUMENTATION
   - Following approval of Design Development plan we will proceed with Construction Documentation.
   - We will provide the comprehensive services necessary for the final plans, details, and bid documents for the construction of the improvements. This will include, but not limited to the following:
     - Existing Conditions/Removals Plan
     - Site and Layout Plans
     - Playground Equipment Plans
     - Grading and Storm Drainage Plans
     - Landscape and Soil Erosion Plans
     - Storm water Utility Plans
     - Site details including paving, safety surfacing, site furniture, playground equipment and all details necessary for a complete design.

- During this process we will meet with City Staff to review drawings at 30%, 60% and 90% completion.
- As the plans progress, we will carefully evaluate the project costs as they relate to the project development and provide plans that are consistent with the project budget.

5. BIDDING
   - Assist with taking bids from qualified contractors by providing the appropriate advertisements and distributing plans for bidding.
   - Respond to any bidder's questions and issue Addendums as necessary.
   - Attend bid opening and make recommendation for the appropriate contractor.
   - Coordinate preparation of contracts and secure the Bonds and Insurance Certifications from the Contractor.

6. CONSTRUCTION ADMINISTRATION
   - Conduct a Pre-Construction Meeting.
   - Provide on-site Construction progress meetings and observations. These meetings will be held every 2 weeks, depending on actual progress. After each meeting will issue a pdf report with photos.
   - We will review all project submittals and contractor payment applications.
   - At the end of the project will conduct a Punch list meeting.

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Our Fixed Fee will be billed according to an estimated percent complete on a monthly basis. Our professional fees will be as following:

Topographic Survey	$2,900.00
Geotechnical Services	$5,875.00
Civil (Grading and storm water management)	$3,300.00
Design Development	$7,976.00
Construction Documentation	$29,336.00
Bidding	$6,656.00
Construction Administration	$22,764.00
Total	**$78,407.00**

As always, we appreciate the opportunity to assist you and the City of Zeeland. If you would please acknowledge and send me an email with your authorization to proceed it would be greatly appreciated.

Sincerely,

Melinda Whitten

MCSA Group, Inc.
Melinda Whitten
Vice-President

Accepted this_____ day of _____2026.

_____

Kevin Plockmeyer
City of Zeeland
Assistance City Manager/Finance Director

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Lawrence Park
Zeeland, MI
Preliminary Design and Construction Schedule

10/27/2026

City Council Approval	November 2, 2026
Receive Topographic Survey	Week of November 23, 2026
Design Development Meeting with Parks and Cemetery Commission	January 13, 2027
30% Review	February, 2027
60% Review	March, 2027
90% Review	April, 2027
Project Out to Bid	May, 2027
Construction	Fall 2027-Spring 2028

529 Greenwood Avenue S.E. • East Grand Rapids, Michigan 49506 • 616-451-3346 • FAX 616-451-1935

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, October 30, 2026

TO: Kevin Plockmeyer, Interim City Manager

FROM: Tim Maday, Community Development Director

RE: November 2nd City Council Meeting – Act 198 Industrial Development District Application – Mead Johnson & Company, LLC – 725 E Main Avenue and Adjacent Properties

Background: During 2024 and 2025, Mead Johnson & Company, LLC acquired a number of properties adjacent to its existing campus as part of its planned campus modernization project. With its property acquisitions complete, the company has submitted a request to establish an Act 198 Industrial Development District that aligns with its expanded campus boundaries, including the former North Division Street right-of-way that was recently vacated.

An Industrial Development District (IDD) established in 2019 encompasses the company's earlier campus holdings, and several of the industrial properties acquired since that time have their own existing districts. However, these districts do not encompass the entire expanded campus. The proposed district would encompass the full campus and simplify future exemption applications. The enclosed IDD establishment request includes a survey map identifying the proposed district boundaries.

The Tax Incentive Committee reviewed this request at its October 5, 2026 meeting and recommended approval. A public hearing on the request is scheduled for the November 2, 2026 City Council meeting.

Should Council adopt the enclosed resolution following the public hearing, this would complete the district establishment process. The district would then be in place for future Act 198 Industrial Facilities Exemption Certificate applications for eligible projects within the expanded campus. Those applications would be considered separately as submitted.

Staff believes the application and supporting documents are in order and recommends approval.

Staff Recommendation: Adopt the resolution establishing an Industrial Development District for Mead Johnson & Company, LLC encompassing its full campus at 725 E Main Avenue and adjacent properties, as described in the resolution and shown on the attached survey map.

Timothy Maday, Community Development Director/Assessor

City of Zeeland
AUG 20 2026
Received

July 21, 2026

City of Zeeland
City Council
21 South Elm Street
Zeeland, MI 49464

RE: Request for Establishment of an Industrial Development District

Dear Members of the Zeeland City Council,

On behalf of Mead Johnson & Company, LLC ("Mead Johnson"), we respectfully request that the City of Zeeland establish an Industrial Development District pursuant to the Michigan Plant Rehabilitation and Industrial Development Districts Act, Public Act 198 of 1974, as amended, for property located at 725 E. Main Avenue, Zeeland, Michigan and adjacent parcels, as more particularly described in Addendum 1 to this letter (725 E. Main and the adjacent parcels are collectively known as the "Mead Johnson Property").

The proposed district will support planned investments in manufacturing and industrial operations that will strengthen Zeeland's economic base, promote capital investment, and create and retain quality employment opportunities within the community. Our project includes significant investment in facilities, equipment, and related infrastructure improvements that will enhance productivity and long-term viability of our operations in Zeeland.

The establishment of an Industrial Development District will provide an important framework for future development and investment on the Mead Johnson Property. This designation will help encourage continued growth, modernization, and competitiveness while supporting the City's objectives for economic development and industrial expansion.

The anticipated benefits of this project include:

- Retention and creation of skilled manufacturing and technical jobs.
- Increased private investment within the City of Zeeland.
- Expansion of the local tax base through long-term business growth.
- Strengthening of Zeeland's industrial and manufacturing sector.
- Continued economic vitality and support for local businesses and suppliers.

Mead Johnson has been a committed member of the Zeeland business community for over 100 years and is dedicated to responsible growth that benefits both our organization and the City. We believe that the requested Industrial Development District designation aligns with the City's economic development goals and will provide meaningful long-term benefits to the community.

We respectfully request that the City Council accept this request for establishment of an Industrial Development District, schedule the required public hearing, consider approval of the proposed Industrial Development District, and adopt a resolution establishing the requested Industrial Development District for the Mead Johnson Property. We are prepared to provide any additional information, site plans, investment details, or supporting documentation necessary to facilitate your review.

Thank you for your consideration of this request. We appreciate the City's continued partnership in fostering economic growth and investment in Zeeland. We look forward to working with City staff and the City Council throughout this process.

Sincerely,

Arthur Pike (Aug 20, 2026 13:49:30 CDT)

Art Pike
External Relations Director
Mead Johnson & Company, LLC

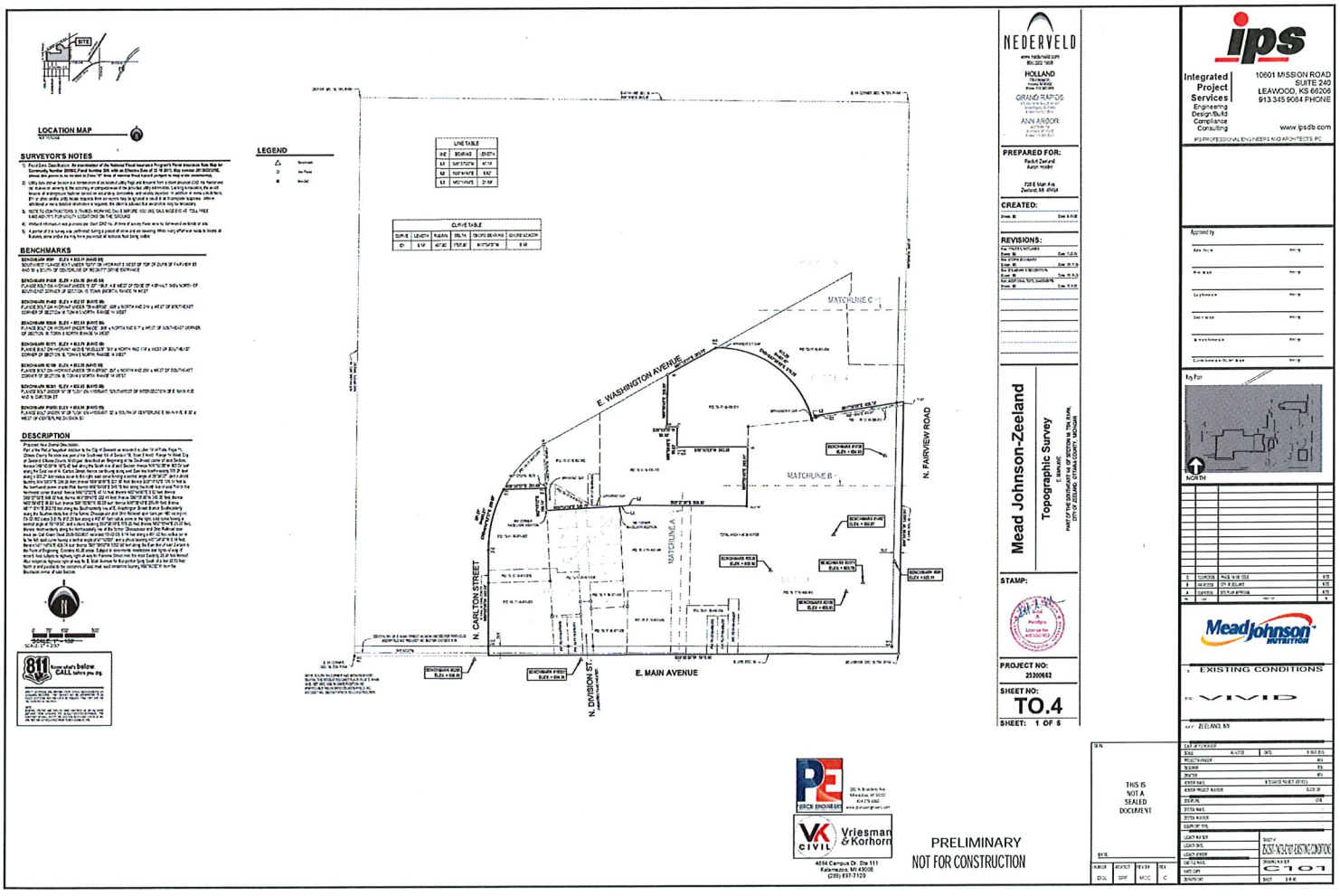
Addendum 1

Parcel ID Numbers included in requested IDD

- 70-17-18-400-011
- 70-17-18-400-020
- 70-17-18-400-023
- 70-17-18-400-022
- 70-17-18-400-027
- 70-17-18-400-041
- 70-17-18-400-044
- 70-17-18-400-045
- 70-17-18-470-002
- 70-17-18-470-010
- 70-17-18-470-011
- 70-17-18-470-016
- 70-17-18-470-021
- 70-17-18-471-005
- 70-17-18-471-008
- 70-17-18-471-009
- and North Division Street, North of Main Avenue

Addendum 2

City of Zeeland
AUG 20 2026
Received



CITY OF ZEELAND
NOTICE OF PUBLIC HEARING

(To Establish District for Mead Johnson & Company LLC
Under Act 198, Public Acts of Michigan of 1974, as amended)

PLEASE TAKE NOTICE that the Zeeland City Council of the City of Zeeland whose chambers are in the Zeeland City Hall at 21 South Elm Street, Zeeland, Michigan, and whose telephone number is 772-6400 will meet:

Monday, November 2, 2026
7:10 P.M.
Council Room of City Hall

For the purpose of hearing the public and all interested persons concerning the establishment of the following proposed Industrial Development District under the provisions of Act 198 of the Public Acts of Michigan of 1974, as amended (Plant Rehabilitation and Industrial Development Districts Act):

The application of Mead Johnson & Company, LLC, for the establishment of an Industrial Development District for a facility at 725 E. Main Avenue, Zeeland, Michigan. The proposed Industrial Development District is legally described as follows:

Part of the Plat of Nagelkirk Addition to the City of Zeeland as recorded in Liber 14 of Plats, Page 11, Ottawa County Records and part of the Southeast 1/4 of Section 18, Town 5 North, Range 14 West, City of Zeeland, Ottawa County, Michigan, described as: Beginning at the Southeast corner of said Section; thence S89°55'55"W 1975.45 feet along the South line of said Section; thence N00°02'20"W 503.58 feet along the East line of N. Carlton Street; thence continuing along said East line Northeasterly 301.21 feet along a 603.21 foot radius curve to the right, said curve having a central angle of 28°36'37", and a chord bearing N14°03'37"E 298.09 feet; thence N88°30'57"E 201.60 feet; thence S02°15'12"E 106.14 feet to the Northwest corner of said Plat; thence N86°54'08"E 349.75 feet along the North line of said Plat to the Northeast corner thereof; thence N86°57'22"E 47.14 feet; thence N00°44'40"E 0.62 feet; thence S89°27'00"E 568.62 feet; thence N00°58'45"E 282.41 feet; thence S89°55'55"W 342.25 feet; thence N00°58'45"E 96.83 feet; thence S89°55'55"W 50.00 feet; thence N00°58'45"E 250.00 feet; thence N61°13'11"E 262.75 feet along the Southeasterly line of E. Washington Street; thence Southeasterly along the Southwesterly line of the former Chesapeake and Ohio Railroad spur track per HEI survey no. 79-02-050 dated 3-2-79, 613.29 feet along a 467.47 foot radius curve to the right, said curve having a central angle of 75°10'06", and a chord bearing S53°58'09"E 570.25 feet; thence N82°19'44"E 21.68 feet; thence Northwesterly along the Northeasterly line of the former Chesapeake and Ohio Railroad spur track per Quit Claim Deed 2009-0039837 recorded 10-02-09, 9.14 feet along a 497.52 foot radius curve to the left, said curve having a central angle of 01°03'09", and a chord bearing N17°34'37"W 9.14 feet; thence N81°16'06"E 429.74 feet; thence S00°59'06"W 1202.90 feet along the East line of said Section to the Point of Beginning. Contains 45.38 acres. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for Fairview Street over the most Easterly 33.00 feet thereof. Also subject to highway right-of-way for E. Main Avenue for that portion lying South of a line 33.00 feet North of and parallel to the centerline of said road, said centerline bearing N89°42'20"W from the Southeast corner of said Section.

Any owner of said real estate or any resident or taxpayer of the City of Zeeland may appear at this hearing and give testimony.

The City of Zeeland will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing with a need for an accommodation being provided upon a notice to the City of Zeeland by the Monday preceding the meeting by 5:00 p.m. With advance notice of seven calendar days, the City will provide interpreter services at public meetings, including language translation. Individuals requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's office 772-6400.

Date: October 16, 2026

_____

Kristen R. DeVerney, City Clerk

RESOLUTION

(To Establish an Industrial Development District for Mead Johnson & Company, LLC)

City of Zeeland
County of Ottawa, Michigan

Portions of minutes of a Regular Meeting of the City Council of the City of Zeeland, County of Ottawa, Michigan, held in the City Hall in said City on November 2, 2026, at 7:00 o'clock p.m., Local Time.

PRESENT: Council Members_____

_____

ABSENT: Council Members_____

_____

The following preamble and resolution were offered by Council Member _____ and supported by Council Member _____.

WHEREAS, Mead Johnson & Company, LLC previously requested the City Council to establish an Industrial Development District under the provisions of Act 198 of the Public Acts of Michigan of 1974, as amended;

AND WHEREAS, notice of hearing on said request was published in the Zeeland Record on October 22, 2026;

AND WHEREAS, notice of said hearing was sent by certified mail, return receipt requested to Mead Johnson & Company, LLC, the owner of the real estate hereinafter described on October 16, 2026, and with such company also being the applicant;

AND WHEREAS, said hearing was held before the Zeeland City Council on Monday, November 2, 2026;

AND WHEREAS, said Act 198 of the Public Acts of Michigan of 1974, as amended, provides that a local governmental unit, by resolution of its legislative body, may establish an Industrial Development District;

AND WHEREAS, the City of Zeeland qualifies by levies of ad valorem taxes at a rate which, when taken together with the rates of ad valorem taxes levied by any other taxing authority which levies taxes within the City of Zeeland, equals or exceeds $30.00 for each $1,000.00 of state equalized valuation.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City of Zeeland hereby finds that the request for the establishment of the proposed Industrial Development District was filed in connection with a proposed new facility for which the construction, acquisition, alteration and installation had not commenced at the time of the filing of the request.

2. In accordance with the provisions of Act 198 of the Public Acts of Michigan of 1974, as amended (Plant Rehabilitation and Industrial Development Districts Act) an Industrial Development District is hereby established which is legally described as follows:

> Approved District:
> Part of the Plat of Nagelkirk Addition to the City of Zeeland as recorded in Liber 14 of Plats, Page 11, Ottawa County Records and part of the Southeast 1/4 of Section 18, Town 5 North, Range 14 West, City of Zeeland, Ottawa County, Michigan, described as: Beginning at the Southeast corner of said Section; thence S89°55'55"W 1975.45 feet along the South line of said Section; thence N00°02'20"W 503.58 feet along the East line of N. Carlton Street; thence continuing along said East line Northeasterly 301.21 feet along a 603.21 foot radius curve to the right, said curve having a central angle of 28°36'37", and a chord bearing N14°03'37"E 298.09 feet; thence N88°30'57"E 201.60 feet; thence S02°15'12"E 106.14 feet to the Northwest corner of said Plat; thence N86°54'08"E 349.75 feet along the North line of said Plat to the Northeast corner thereof; thence N86°57'22"E 47.14 feet; thence N00°44'40"E 0.62 feet; thence S89°27'00"E 568.62 feet; thence N00°58'45"E 282.41 feet; thence S89°55'55"W 342.25 feet; thence N00°58'45"E 96.83 feet; thence S89°55'55"W 50.00 feet; thence N00°58'45"E 250.00 feet; thence N61°13'11"E 262.75 feet along the Southeasterly line of E. Washington Street; thence Southeasterly along the Southwesterly line of the former Chesapeake and Ohio Railroad spur track per HEI survey no. 79-02-050 dated 3-2-79, 613.29 feet along a 467.47 foot radius curve to the right, said curve having a central angle of 75°10'06", and a chord bearing S53°58'09"E 570.25 feet; thence N82°19'44"E 21.68 feet; thence Northwesterly along the Northeasterly line of the former Chesapeake and Ohio Railroad spur track per Quit Claim Deed 2009-

0039837 recorded 10-02-09, 9.14 feet along a 497.52 foot radius curve to the left, said curve having a central angle of 01°03'09", and a chord bearing N17°34'37"W 9.14 feet; thence N81°16'06"E 429.74 feet; thence S00°59'06"W 1202.90 feet along the East line of said Section to the Point of Beginning. Contains 45.38 acres. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for Fairview Street over the most Easterly 33.00 feet thereof. Also subject to highway right-of-way for E. Main Avenue for that portion lying South of a line 33.00 feet North of and parallel to the centerline of said road, said centerline bearing N89°42'20"W from the Southeast corner of said Section.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Council Members_____

_____

NAYS: Council Members_____

ABSENT: Council Members_____

RESOLUTION DECLARED ADOPTED.

_____
Kristen R. DeVerney, City Clerk

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by the City Council of the City of Zeeland, County of Ottawa, Michigan, at a Regular Meeting held on November 2, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

_____
Kristen R. DeVerney, City Clerk

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, October 30, 2026

TO: Kevin Plockmeyer, Interim City Manager

FROM: Tim Maday, Community Development Director

RE: November 2nd City Council Meeting – Act 198 Industrial Facilities Exemption Certificate Application – Mead Johnson & Company, LLC – Ventilation Improvements at 725 E Main Avenue

Background: Mead Johnson & Company, LLC is undertaking substantial ventilation and related improvements to its existing manufacturing facilities at 725 E Main Avenue as part of its campus modernization efforts. The work includes north and south tower ventilation improvements and related upgrades to the facility's ventilation and heat exchange systems, along with associated structural, mechanical, electrical, and fire protection improvements.

The company has submitted an Act 198 Industrial Facilities Exemption Certificate application for these improvements. The application identifies approximately $58.5 million in real property investment and requests a 12-year exemption. The enclosed package includes the application, a project budget, supporting narrative, the existing district resolution, and related building permits.

The improvements are located within the Industrial Development District established by City Council in June 2019. This certificate application can proceed within the existing district and does not depend on establishment of the expanded campus district being considered separately at this meeting.

The Tax Incentive Committee reviewed this application at its October 5, 2026 meeting and recommended approval. A public hearing on the application is scheduled for the November 2, 2026 City Council meeting.

Should Council adopt the enclosed resolution following the public hearing, the approved application and supporting documents would be forwarded to the State Tax Commission for its consideration and issuance of the certificate.

Staff believes the application and supporting documents are in order and recommends approval.

Staff Recommendation: Adopt the resolution approving Mead Johnson & Company, LLC's Act 198 Industrial Facilities Exemption Certificate application for ventilation and related improvements at 725 E Main Avenue, with a total project cost of $58,484,107.49 and a 12-year exemption, subject to the conditions outlined in the resolution.

Timothy Maday, Community Development Director/Assessor

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7491.

City of Zeeland

OCT 17 2025

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date Received by Local Unit: Received
STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION
All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility): Mead Johnson & Company LLC	1b. Standard Industrial Classification (SIC) Code- Sec. 2(10) (4 or 6 Digit Code): 311514
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location): 725 E. Main Ave, Zeeland, 49464	1d. City/TownshipNillage (indicate which): City of Zeeland / 1e. County: Ottawa
2. Type of Approval Requested: New (Sec. 2(5)) D Transfer; B Speculative Building (Sec. 3(8)) D Rehabilitation (Sec. 3(6)); Research and Development (Sec. 2(10)) D Increase/Amendment	3a. School District where facility is located: Zeeland Public School District / 3b. School Code: 70350
	4. Amount of years requested for exemption (1-12 Years): In accordance with 198 for 12 years after completion

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

The existing 250,000 square feet will be upgraded and is necessary due to increased market demand and the aging of current equipment and buildings. To meet market requirements, the Company aims to upgrade its facility to be faster, more efficient, and environmentally friendly. The new operating environment could commence in 2025. The entiredevelopment is expected to be completed by 2029.

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	$58,484,107.49 Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total	Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	$58,484,107.49 Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)		
Real Property Improvements	05/30/2025	12/30/2029	X Owned	Leased
Personal Property Improvements			Owned	Leased

8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. X Yes No

9. No. of existing jobs at this facility that will be retained as a result of this project: 470	10. No. of new jobs at this facility expected to create within 2 years of completion: 25

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land) .....
b. TV of Personal Property (excluding inventory) .....
c. Total TV .....

12a. Check the type of District the facility is located in:

X Industrial Development District ___ Plant Rehabilitation District

12b. Date district was established by local government unit (contact local unit): 06/13/2019	12c. Is this application for a speculative building (Sec. 3(8))? D Yes ♦ No

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name	13b. Telephone Number	13c. Fax Number	13d. E-mail Address
Jane Orlin	(203) 535-5302		jane.orlin@cushwake.com
14a. Name of Contact Person	**14b. Telephone Number**	**14c. Fax Number**	**14d. E-mail Address**
Arthur Pike	(812) 568-8917		arthur.pike@reckitt.com
▶15a. Name of Company Officer (No Authorized Agents)			
Arthur Pike			
15b. Signature of Company Officer (No Authorized Agents)		15c. Fax Number	15d. Date
▶15e. Mailing Address (Street, City, State, ZIP Code)		15f. Telephone Number	15g. E-mail Address
2400 W. Lloyd Parkway Evansville, N 47712		(812) 568-8917	arthur.pike@reckitt.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶16. Action taken by local government unit

Abatement Approved for ___ Yrs Real (1-12), __ Yrs Pers (1-12)

After Completion ___Yes _____No

Denied (Include Resolution Denying)

16a. Documents Required to be on file with the Local Unit
Check or Indicate N/A if Not Applicable

1. Notice to the public prior to hearing establishing a district.
2. Notice to taxing authorities of opportunity for a hearing.
3. List of taxing authorities notified for district and application action.
4. Lease Agreement showing applicants tax liability.

16b. The State Tax Commission Requires the following documents be filed for an administratively complete application:
Check or Indicate *N/A* If Not Applicable

- [ ] 1. Original Application plus attachments, and one complete copy
- [ ] 2. Resolution establishing district
- [ ] 3. Resolution approving/denying application.
- [ ] 4. Letter of Agreement (Signed by local unit and applicant)
- [ ] 5. Affidavit of Fees (Signed by local unit and applicant)
- [ ] 6. Building Permit for real improvements if project has already begun
- [ ] 7. Equipment List with dates of beginning of installation
- [ ] 8. Form 3222 (if applicable)
- [ ] 9. Speculative building resolution and affidavits (if applicable)

16c. School Code

17. Name of Local Government Body

▶18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

For faster service, email the completed application and additional required documentation to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909

STC USE ONLY				
▶LUCI Code	▶Begin Date Real	▶Begin Date Personal	▶End Date Real	▶End Date Personal

Zeeland Ventillation Project Budget

City of Zeeland
AUG 03 2026
Received

Area	Description	Amount
North/South Tower Ventilation PB240116	Mech Equipment/Tower AHU	$ 2,197,677.95
	Struct - Tower	$ 10,794,812.00
	Mech - Tower	$ 9,884,730.86
	Elect - Tower	$ 3,165,535.30
	Controls - Tower	$ 2,770,336.24
	Misc - Tower	$ 4,653,052.78
	ENG/CM/EQ	$ 3,548,635.08
	Contract PM	$ 1,641,641.50
	Sanitation	$ 117,872.50
	Project Management	$ 437,243.45
Project Cost Sub-Total		**$ 39,211,537.65**
North/South VF Level Ventilation PB240137	Mech Equipment/VF AHU	$ 2,161,897.59
	Mech Equipment/Chiller	$ 728,800.00
	Struct - VF	$ 1,908,628.65
	Mech - VF	$ 3,845,026.57
	Elect - VF	$ 440,656.00
	Controls - VF	$ 140,706.00
	Misc - VF	$ 1,435,062.92
	ENG/CM/EQ	$ 1,182,878.36
	Contract PM	$ 820,820.75
	Sanitation	$ 23,574.50
	Project Management	$ 218,621.72
Project Cost Sub-Total		**$ 12,906,673.06**
VF Heat Exchanger Relocation PB250138	Mech - 252	$ 1,580,780.00
	Elect - 252	$ 169,980.00
	Struct - 252	$ 1,189,485.80
	Controls - 252	$ 59,843.00
	Mech - 303	$ 218,027.00
	Elect - 303	$ 62,448.00
	Misc - 303	$ 12,950.00
	Fire Protection	$ 755,764.15
	ENG/CM/EQ	$ 1,182,878.36
	Contract PM	$ 820,820.75
	Sanitation	$ 94,298.00
	Project Management	$ 218,621.72
Project Cost Sub-Total		**$ 6,365,896.78**
Total Project Cost		**$ 58,484,107.49**

City of Zeeland
OCT 17 2025
Received

Manufacturing Facility in Zeeland, Michigan

1. Expand and maintain employment within the City

The updated manufacturing facility will create 25 new full-time positions and maintain ongoing employment opportunities, contributing to Zeeland's workforce stability and long-term economic health. The Company envisions this capital investment as an opportunity to be able to attract and maintain a highly skilled professional workforce from the local community.

2. Promote diversification of Zeeland's industrial base

This facility introduces advanced manufacturing capabilities, reducing reliance on existing sectors and enhancing economic resilience during recessionary periods.

3. Upgrade the city's current labor force

The facility will offer skilled technical roles in engineering, automation, and quality control, thereby promoting workforce development and upskilling. More than any other business, knowledge-based professionals are defined by their corporate values and the dynamic policies and practices that govern the daily operations. The Company places considerable value on citizenship, courage, improvement, integrity, respect and leadership in service to others. These values create a culture that would enable the team to thrive in Zeeland.

4. Increase the city's average income level

The new positions will offer competitive wages above the regional average, helping to raise the overall income level within the community. The new positions will pay an average salary of approximately $38/hour and offer full benefits packages including 401K, PTO, vacation, sick and personal days; Paid Family Leave; Flexible work hours: Allowing employees to adjust their work schedules; Wellness and Health Programs; Employee Discounts on company products; Employee Recognition Programs: Recognizing and rewarding employee achievements.

5. Compliment the city's land use and environmental objectives

The facility design complies with local zoning regulations and incorporates sustainability measures such as energy-efficient systems and waste reduction practices.

6. Be compatible with the city's infrastructure

The existing infrastructure, including roads, utilities, and public safety services, is sufficient to support the facility's operations without requiring major upgrades.

7. Meet its current financial obligations to the city

The applicant is committed to fulfilling all financial obligations to the City of Zeeland in a timely and transparent manner.

8. Promote industrial and economic growth of other sectors

The project will stimulate demand for local suppliers, logistics providers, and maintenance services, thereby promoting growth in adjacent sectors. The capital investment of $169M over the next several years is necessary due to increased market demand and the aging of the current equipment and buildings.

9. Promote community awareness and support local organizations

Local supply chain: The project could significantly benefit local suppliers by increasing demand for materials, parts and services. This can lead to additional job creation in the general area and economic growth.

Community organizations supported: In the last several years, Mead Johnson has supported Community Action House, Nestlings Diaper Bank, Zeeland Festivals, City of Zeeland Events, and the Children's Advocacy Center.

Employee volunteer policy: Employees are encouraged to participate in nonprofit boards and volunteer activities during work hours as part of the company's corporate social responsibility program.

10. Legal disputes

The applicant affirms that there are currently no legal disputes, claims, or litigation with the City of Zeeland.

City of Zeeland
OCT 17 2025
Received

RESOLUTION

(To Establish an Industrial Development District
for Mead Johnson Nutritional)

City of Zeeland
County of Ottawa, Michigan

Portions of minutes of a Regular Meeting of the City Council of the City of Zeeland, County of Ottawa, Michigan, held in the City Hall in said City on June 17, 2019, at 7:00 o'clock p.m., Local Time.

PRESENT: Council Members Mayor Klynstra, Gruppen, VanDorp, Broersma, Kass, Timmer, Lam

ABSENT: Council Members None

The following preamble and resolution were offered by Council Member Gruppen and supported by Council Member Timmer.

WHEREAS, Mead Johnson Nutritional previously requested the City Council to establish an Industrial Development District under the provisions of Act 198 of the Public Acts of Michigan of 1974, as amended;

AND WHEREAS, notice of hearing on said request was published in the Zeeland Record on June 13, 2019;

AND WHEREAS, notice of said hearing was sent by certified mail, return receipt requested to Mead Johnson & Company, Mead Johnson and Company, LLC and Mead Johnson Nutritional who are the owners of the real estate hereinafter described on June 7, 2019, and also to Mead Johnson Nutritional who is the applicant on such date;

AND WHEREAS, said hearing was held before the Zeeland City Council on Monday, June 17, 2019;

AND WHEREAS, said Act 198 of the Public Acts of Michigan of 1974, as amended, provides that a local governmental unit, by resolution of its legislative body, may establish an Industrial Development District;

AND WHEREAS, the City of Zeeland qualifies by levies of ad valorem taxes at a rate which, when taken together with the rates of ad valorem taxes levied by any other taxing authority which levies taxes within the City of Zeeland, equal or exceed $30.00 for each $1,000.00 of state equalized valuation;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City of Zeeland hereby finds that the request for the establishment of the proposed Industrial Development District was filed in connection with a proposed new facility for which the construction, acquisition, alteration and installation had not commenced at the time of the filing of the request.

2. In accordance with the provisions of Act 198 of the Public Acts of Michigan of 1974, as amended (Plant Rehabilitation and Industrial Development Districts Act) an Industrial Development District is hereby established and such approved Industrial Development District is legally described as follows:

PART OF SE 1/4 COM 824 FT W OF SE SEC COR, TH N 183 FT, W 50 FT, S 183 FT, E 50 FT TO BEG. SEC 18 T5N R14W (PPN: 70-17-18-400-022) and also
PART SE 1/4 OF SE 1/4 COM 824 FT W OF SE COR, TH N 264.25 FT, E 50 FT, S 264.25 FT, W 50 FT TO POB. SEC 18 T5 R14 (PPN: 70-17-18-400-027) and also
PART OF SE 1/4 COM SE SEC COR, TH N 1185.75 FT, S 83D 22M W 746.8 FT, TH S 0D 58M 53S E TO CEN LI OF BROWER DRAIN & ITS EXTENSION, TH S 89D 27M 03S W 267.21 FT ALG SD LI, TH S 0D 58M 53S W 477 FT, N 89D 55M 52S E 188 FT, N 0D 58M 53S E 31.25 FT, TH N 89D 55M 52S E 50 FT, S 264.25 FT TO S SEC LI, TH N 89D 55M 52S E 774 FT ALG SD LI TO BEG. SEC 18 T5N R14W (PPN: 70-17-18-400-041) and also
PART OF SE 1/4 COM S 89D 55M 52S W 1024 FT FROM SE SEC COR, TH S 89D 55M 52S W 75 FT, N 0D 58M 53S W 304.02 FT, TH S 89D 55M 52S W 212.47 FT, TH S 0D 43M 15S W 72.75 FT ALG E LI OF W 1/2 OF SE 1/4, TH S 86D 57M 32S W 15.22 FT TO SE COR OF LOT 4 NAGELKERK ADD, TH NW'LY ALG E LI OF LOTS 4 THRU 8 SD PLAT TO NE COR OF LOT 8, TH N 86D 55M 57S E 47.14 FT TO E LI OF W 1/2 OF SE 1/4, TH N 0D 43M 15S E .88 FT ALG SD LI, TH S 89D 27M 03S E 301.29 FT ALG CEN LI OF BROWER DRAIN, TH S 0D 58M 53S W 477 FT, S 89D 55M 51S W 12 FT, TH S 0D 58M 53S W 233 FT TO BEG SEC 18 T5N R14W (PPN: 70-17-18-400-044) and also
LOTS 1 THRU 3 & LOTS 5 THRU 8 OF NAGELKERK ADD, ALSO PART OF DIVISION ST IN SD SUB COM ON E LI OF DIVISION ST N 03D 04M 59S W 35 FT FROM SW COR OF LOT 4 NAGELKERK ADD, TH S 86D 55M 57S W 50 FT TO W LI OF DIVISION ST, TH N 03D 04M 59S W 444.93 FT ALG SD LI TO N LI SD SUB, TH N 86D 55M 57S E 50 FT TO E LI DIVISION ST, TH S 03D 04M 59S E 444.93 FT

TO BEG, ALSO PART OF SE 1/4 COM SE SEC COR, TH S 89D 55M 52S W 1521.24 FT & N 03D 04M 59S W 195.76 FT ALG W LI OF DIVISION ST TO PT OF BEG, TH S 87D 06M 12S W 138.62 FT, N 02D 48M 22S W 90.49 FT, TH N 03D 16M 34S W 135.26 FT TO SW COR OF LOT 3 NAGELKERK ADD, TH N 88D 42M 08S E 35 FT, S 21.48 FT TH E 103.8 FT TO W LI OF DIVISION ST, TH S 03D 04M 59S E ALG SD LI TO BEG. NAGELKERK ADD & SEC 18 T5N R14W (PPN: 70-17-18-471-009) and also
LOT 4 NAGELKERK ADD (PPN: 70-17-18-471-005), and also
PART OF SE 1/4 COM 874 FT W OF SE SEC COR, TH N 183 FT, W 50 FT, S 183 FT, E 50 FT TO BEG. SEC 18 T5N R14W (PPN: 70-17-18-400-023)
All in the City of Zeeland, Ottawa County, Michigan

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Council Members Broersma, Gruppen, Kass, Timmer, VanDorp, Lam, Mayor Klynstra

NAYS: Council Members None

ABSENT: Council Members None

RESOLUTION DECLARED ADOPTED.

Pamela Holmes

Pamela Holmes, City Clerk

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by the City Council of the City of Zeeland, County of Ottawa, Michigan, at a Regular Meeting held on June 17, 2019, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Pamela Holmes

Pamela Holmes, City Clerk

CITY OF ZEELAND

BUILDING PERMIT | **PERMIT #: PB240116**

Building Department
21 S. Elm St., Zeeland, MI 49464
Phone: (616) 772-0872
Fax: (616) 772-0880

APPLIED:	ISSUED:	EXPIRES:
09/06/2024	04/02/2026	04/30/2027

LOCATION
70-17-18-400-041
725 E MAIN AVE
ZEELAND MI 49464-1331

OWNER
MEAD JOHNSON & COMPANY LLC
725 E MAIN AVE
ZEELAND MI 49464

APPLICANT
GRAND RIVER CONSTRUCTION (616) 669 5611
PLEASE CALL (616) 772-0872
(BUILDING & ZONING DEPARTMENT)
24 HOURS IN ADVANCE FOR AN INSPECTION

CONTRACTOR
GRAND RIVER CONSTRUCTION
5025 40TH AVE
HUDSONVILLE MI 49426
P (616) 669 5611
F (616) 669 3466
C

DIRECTIONS:

ZONING: I-2

WORK DESCRIPTION: ADDITION

BUILDING IS TO BE 0 **'WIDE BY** 0 **'LONG** 0 **'HIGH**

AND SHALL CONFORM TO CONSTRUCTION TYPE:

USE GROUP: U

DWELLING UNITS 0

REMARKS:

REQUEST TO AMEND PERMIT TO INCLUDE SOUTH TOWER ADDITION (NORTH & SOUTH) -
DISCONNECT & REMOVE EXISTING WALL / ROOF MOUNTED SUPPLY & EXHAUST FANS IN ZIPP TOWER. INSTALL DUCT SUPPORT STRUCTURE, DUCTWORK, DUCT CHASE, & SUPPLY AIR HEPA FILTERS FROM (1) NEW AHU TO ZIPP SOUTH TOWER. INSTALL NEW EXHAUST FANS IN ZIPP SOUTH TOWER.

SCOPE OF WORK FOR NORTH TOWER PER ORIGINAL BUILDING PERMIT.
-EXCAVATE AREA NORTH-WEST OF BUILDING 45 FOR PLATFORM PILINGS AND FOUNDATIONS: -RELOCATE EXISTING UNDERGROUND UTILITIES AS REQUIRED / -DIG TRENCH FOR CONCRETE DUCT BANK
-REMOVE EXISTING SUPPLY AND EXHAUST FANS FROM NORTH TOWER: -REMOVE EXISTING CUBICLES FROM MCC-7B2
-CONSTRUCT ELEVATED STEEL PLATFORM AND STAIR TOWER FOR (2) AHUS : -ADD PILINGS AND FOUNDATIONS BELOW GRADE / -EXTEND EXISTING GROUNDING FROM BUILDING 45 TO NEW PLATFORM
-CONSTRUCT IMP DUCT CHASE UP THE WEST SIDE OF THE ZIPP NORTH TOWER
-INSTALL (2) AHUS ON PLATFORM. (1) IS FOR FUTURE (ZIPP SOUTH TOWER) PROJECT.: -INSTALL DUCT FROM AHU TO NORTH TOWER INSIDE DUCT CHASE / -INSTALL TERMINAL HEPA FILTERS AT DUCT SUPPLY AIR VENTS TO NORTH TOWER / -INSTALL STEAM AND CONDENSATE PIPING TO NORTH AHU / -INSTALL HEAT TRACE FOR PIPING
-INSTALL (5) NEW WALL EXHAUST FANS IN NORTH TOWER: -INSTALL (5) NEW EXHAUST FAN VFD PANELS / -INSTALL EXHAUST FAN FILTERS, DAMPERS, AND INSTRUMENTS AND OTHER ASSOCIATED WORK SHOWN ON PROJECT PLANS

CONSTRUCTION VALUE: $8,805,000 **CODE:** MBC 2015/MRC 2015

This permit conveys no right to occupy any street, alley or sidewalk or any part therof, either temporarily or permanently. Enroachments on public property, not specifically permitted under the building code, must be approved by the jurisdiction. Street or alley grades as well as depth and location of public sewers may be obtained from the department of public works. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions.

Work shall not proceed until the inspector has approved the various stages of construction. Inspections must be arranged by phone or in person.

FOR INSPECTIONS CALL:

Electrical - Gord Bosch - 616.772.0872
Building - Tony Andrus - 616.772.0872
Mechanical - Bob Modreske - 616.477.4940
Plumbing - Bob Modreske - 616.477.4940

Section 23a of the State Construction Act of 1972, Act No 230 of the Public Acts of 1972, being Section125.1523a of the Michigan Complied Law's prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential structure. Violations of Section 23a are subject to civil fines.

Tony Andrus

Fee Total: $118,040

Balance Due: $59,020

CITY OF ZEELAND

BUILDING PERMIT

PERMIT #: PB250137

Building Department
21 S. Elm St., Zeeland, MI 49464

Phone: (616) 772-0872
Fax: (616) 772-0880

APPLIED: 11/17/2025
ISSUED: 04/02/2026
EXPIRES: 09/29/2026

LOCATION
70-17-18-400-041
725 E MAIN AVE
ZEELAND MI 49464-1331

OWNER
MEAD JOHNSON & COMPANY
725 E MAIN
ZEELAND MI 49464

APPLICANT
MEAD JOHNSON & COMPANY (616) 748 7100
PLEASE CALL (616) 772-0872
(BUILDING & ZONING DEPARTMENT)
24 HOURS IN ADVANCE FOR AN INSPECTION

CONTRACTOR
MEAD JOHNSON & COMPANY
725 E MAIN
ZEELAND MI 49464
P (616) 748 7100
F
C

DIRECTIONS:

ZONING: I-2

WORK DESCRIPTION: ADDITION

BUILDING IS TO BE 0 **'WIDE BY** 0 **'LONG** 0 **'HIGH**

AND SHALL CONFORM TO CONSTRUCTION TYPE:

USE GROUP:

DWELLING UNITS 0

REMARKS:

INSTALL (2) NEW AHU'S FOR VF LEVEL ROOMS 301 & 304. INSTALL AHU AND DUCT SUPPORTING STRUCTURES. INSTALL NEW CHILLED WATER FACILITY CONSISTING OF (3) NEW CHILLERS AND (1) PREFABRICATED PUMP BUILDING. INSTALL DUCT FROM AHU'S TO ROOMS 301 & 304

PER BUILDING OFFICIAL: CONCERNS THAT NEED TO BE MADE KNOWN TO THE OWNER / CONTRACTOR, BUT WILL NOT STOP THE PROJECT:
(1) PLEASE SUBMIT ALL SPECIAL INSPECTION REPORTS TO BUILDING OFFICIAL AT 'BUILDINGINSPECTOR@CITYOFZEELAND.COM'

INSPECTIONS REQUIRED:
(1) FINAL

OTHER PERMITS REQUIRED FOR AMENDMENT:
(1) ELECTRICAL
(2) MECHANICAL
(3) PLUMBING

CONSTRUCTION VALUE: $15,373,750 **CODE:** MBC 2015/MRC 2015

This permit conveys no right to occupy any street, alley or sidewalk or any part therof, either temporarily or permanently. Enroachments on public property, not specifically permitted under the building code, must be approved by the jurisdiction. Street or alley grades as well as depth and location of public sewers may be obtained from the department of public works. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions.

Work shall not proceed until the inspector has approved the various stages of construction. Inspections must be arranged by phone or in person.

FOR INSPECTIONS CALL:

Electrical - Gord Bosch - 616.772.0872
Building - Ron Johnston - 616.772.0872
Mechanical - Randy Glass - 616.772.0872
Plumbing - Randy Glass - 616.772.0872

Section 23a of the State Construction Act of 1972, Act No 230 of the Public Acts of 1972, being Section125.1523a of the Michigan Complied Law's prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential structure. Violations of Section 23a are subject to civil fines.

Tony Andrews

Building Official

Fee Total: $57,733

Balance Due: $57,733

CITY OF ZEELAND

BUILDING PERMIT **PERMIT #: PB250138**

Building Department
21 S. Elm St., Zeeland, MI 49464

Phone: (616) 772-0872
Fax: (616) 772-0880

APPLIED:	ISSUED:	EXPIRES:
11/17/2025	04/02/2026	09/29/2026

LOCATION
70-17-18-400-041
725 E MAIN AVE
ZEELAND MI 49464-1331

OWNER
MEAD JOHNSON & COMPANY
725 E MAIN
ZEELAND MI 49464

APPLICANT
MEAD JOHNSON & COMPANY (616) 748 7100
PLEASE CALL (616) 772-0872
(BUILDING & ZONING DEPARTMENT)
24 HOURS IN ADVANCE FOR AN INSPECTION

CONTRACTOR
MEAD JOHNSON & COMPANY
725 E MAIN P (616) 748 7100
ZEELAND MI 49464 F
C

DIRECTIONS:

ZONING: I-2

WORK DESCRIPTION: ADDITION

BUILDING IS TO BE 0 **'WIDE BY** 0 **'LONG** 0 **'HIGH**

AND SHALL CONFORM TO CONSTRUCTION TYPE:

USE GROUP:

DWELLING UNITS 0

REMARKS:

VF HEAT RELOCATION

CONSTRUCTION VALUE: $10,699,170 **CODE:** MBC 2015/MRC 2015

This permit conveys no right to occupy any street, alley or sidewalk or any part therof, either temporarily or permanently. Enroachments on public property, not specifically permitted under the building code, must be approved by the jurisdiction. Street or alley grades as well as depth and location of public sewers may be obtained from the department of public works. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions.

Work shall not proceed until the inspector has approved the various stages of construction. Inspections must be arranged by phone or in person.

FOR INSPECTIONS CALL:

Electrical - Gord Bosch - 616.772.0872
Building - Ron Johnston - 616.772.0872
Mechanical - Randy Glass - 616.772.0872
Plumbing - Randy Glass - 616.772.0872

Section 23a of the State Construction Act of 1972, Act No 230 of the Public Acts of 1972, being Section125.1523a of the Michigan Complied Law's prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential structure. Violations of Section 23a are subject to civil fines.

Tony Anderson

Building Official

Fee Total: $57,918

Balance Due: $57,918

NOTICE OF PUBLIC HEARING

(For Exemption Certificate for Mead Johnson & Company, LLC)

CITY OF ZEELAND

(Under Act 198, Public Acts of Michigan of 1974, as amended)

PLEASE TAKE NOTICE that the City Council of the City of Zeeland whose chambers are in the Zeeland City Hall at 21 South Elm Street, Zeeland, Michigan, and whose telephone number is (616) 772-6400 will hold a public hearing on and at:

November 2, 2026
7:15 P.M.
Council Room of City Hall

For the purpose of hearing the public and all interested persons concerning the application of Mead Johnson & Company, LLC for an Industrial Facilities Exemption Certificate under the provisions of Act 198 of the Public Acts of Michigan of 1974, as amended (Plant Rehabilitation and Industrial Development Districts Act). The address of the proposed new facility is 725 E. Main Avenue, Zeeland, Michigan 49464. The approved Industrial Development District for the property at 725 E. Main Avenue, Zeeland, Michigan is described as follows:

PART OF SE 1/4 COM 824 FT W OF SE SEC COR, TH N 183 FT, W 50 FT, S 183 FT, E 50 FT TO BEG. SEC 18 T5N R14W (PPN: 70-17-18-400-022) and also
PART SE 1/4 OF SE 1/4 COM 824 FT W OF SE COR, TH N 264.25 FT, E 50 FT, S 264.25 FT, W 50 FT TO POB. SEC 18 T5 R14 (PPN: 70-17-18-400-027) and also
PART OF SE 1/4 COM SE SEC COR, TH N 1185.75 FT, S 83D 22M W 746.8 FT, TH S 0D 58M 53S E TO CEN LI OF BROWER DRAIN & ITS EXTENSION, TH S 89D 27M 03S W 267.21 FT ALG SD LI, TH S 0D 58M 53S W 477 FT, N 89D 55M 52S E 188 FT, N 0D 58M 53S E 31.25 FT, TH N 89D 55M 52S E 50 FT, S 264.25 FT TO S SEC LI, TH N 89D 55M 52S E 774 FT ALG SD LI TO BEG. SEC 18 T5N R14W (PPN: 70-17-18-400-041) and also
PART OF SE 1/4 COM S 89D 55M 52S W 1024 FT FROM SE SEC COR, TH S 89D 55M 52S W 75 FT, N 0D 58M 53S W 304.02 FT, TH S 89D 55M 52S W 212.47 FT, TH S 0D 43M 15S W 72.75 FT ALG E LI OF W 1/2 OF SE 1/4, TH S 86D 57M 32S W 15.22 FT TO SE COR OF LOT 4 NAGELKERK ADD, TH NW'LY ALG E LI OF LOTS 4 THRU 8 SD PLAT TO NE COR OF LOT 8, TH N 86D 55M 57S E 47.14 FT TO E LI OF W 1/2 OF SE 1/4, TH N 0D 43M 15S E .88 FT ALG SD LI, TH S 89D 27M 03S E 301.29 FT ALG CEN LI OF BROWER DRAIN, TH S 0D 58M 53S W 477 FT, S 89D 55M 51S W 12 FT, TH S 0D 58M 53S W 233 FT TO BEG SEC 18 T5N R14W (PPN: 70-17-18-400-044) and also
LOTS 1 THRU 3 & LOTS 5 THRU 8 OF NAGELKERK ADD, ALSO PART OF DIVISION ST IN SD SUB COM ON E LI OF DIVISION ST N 03D 04M 59S W 35 FT FROM SW COR OF LOT 4 NAGELKERK ADD, TH S 86D 55M 57S W 50 FT TO W LI OF DIVISION ST, TH N 03D 04M 59S W 444.93 FT ALG SD LI TO N LI SD SUB, TH N 86D 55M 57S E 50 FT TO E LI DIVISION ST, TH S 03D 04M 59S E 444.93 FT TO BEG, ALSO PART OF SE 1/4 COM SE SEC COR, TH S 89D 55M 52S W 1521.24 FT & N 03D 04M 59S W 195.76 FT ALG W LI OF DIVISION ST TO PT OF BEG, TH S 87D 06M 12S W 138.62 FT, N 02D 48M 22S W 90.49 FT, TH N 03D 16M 34S W 135.26 FT TO SW COR OF LOT 3 NAGELKERK ADD, TH N 88D 42M 08S E 35 FT, S 21.48 FT TH E 103.8 FT TO W LI OF DIVISION ST, TH S 03D 04M 59S E ALG SD LI TO BEG. NAGELKERK ADD & SEC 18 T5N R14W (PPN: 70-17-18-471-009) and

also
LOT 4 NAGELKERK ADD (PPN: 70-17-18-471-005), and also
PART OF SE 1/4 COM 874 FT W OF SE SEC COR, TH N 183 FT, W 50 FT, S 183 FT, E 50 FT TO BEG. SEC 18 T5N R14W (PPN: 70-17-18-400-023)
All in the City of Zeeland, Ottawa County, Michigan

Specific notice is directed to the Zeeland City Assessor and to the legislative bodies of each taxing unit which levies ad valorem property taxes in the City of Zeeland who shall have an opportunity to be heard with respect to said application in accordance with said statute.

The City of Zeeland will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing with a need for an accommodation being provided upon a notice to the City of Zeeland by the Monday preceding the meeting by 5:00 p.m. With advance notice of seven calendar days, the City will provide interpreter services at public meetings, including language translation. Individuals requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's office 772-6400.

Dated: October 16, 2026

_____

Kristen R. DeVerney, City Clerk

RESOLUTION

(For Exemption Certificate for Mead Johnson & Company, LLC*)*

City of Zeeland
County of Ottawa, Michigan

Portions of minutes of a Regular Meeting of the City Council of the City of Zeeland, County of Ottawa, Michigan, held in the City Hall in said City on Monday, November 2, 2026, at 7:00 o'clock p.m., Local Time.

PRESENT: Council Members_____

_____

ABSENT: Council Members_____

_____

The following preamble and resolution were offered by Council Member _____ and supported by Council Member _____.

WHEREAS, the City Council previously established an Industrial Development District under the provisions of Act 198 of the Public Acts of Michigan, 1974, as amended, for Mead Johnson & Company, LLC in connection with its facility at 725 E. Main Avenue, Zeeland, Michigan, by resolution of the City Council at its meeting of June 17, 2019;

AND WHEREAS, Mead Johnson & Company, LLC. has submitted an additional application for an exemption certificate for this previously approved district;

AND WHEREAS, notice of hearing on said application, together with a copy of said application, was served on the Zeeland City Assessor and on each legislative body of each taxing unit which levies ad valorem property taxes in the City of Zeeland which are the Ottawa Area Intermediate School District, the Zeeland School District No. 46, the Ottawa County Treasurer, and the Michigan State Treasurer;

AND WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Zeeland, after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the City of Zeeland, plus the SEV of personal and real property thus exempted;

AND WHEREAS, notice of said hearing for an exemption certificate was also published in the Zeeland Record on October 22, 2026;

AND WHEREAS, the said hearing on said application for an Industrial Facilities Exemption Certificate was held before the Zeeland City Council on Monday, November 2, 2026.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said application is approved for the period of twelve (12) years after the approval of the exemption certificate by the City Council, with such exemption certificate therefore expiring on December 30, 2038, for a project with a total project cost of $58,484,107.49. The City Council, in accordance with Sections 9(1) and 9(2) of said Act 198 of the Public Acts of Michigan of 1974, as amended, makes the following findings of fact and determinations:

a. That the granting of the Industrial Facilities Exemption Certificate, considered together with the aggregate amount of Industrial Facilities Exemption Certificates previously granted by the Zeeland City Council and currently in force in the City of Zeeland, does not have the effect of substantially impeding the operation of the City of Zeeland nor impairing the financial soundness of the taxing units which levy an ad valorem property tax in the City of Zeeland even though the state equalized valuation of the property proposed to be exempt pursuant to the application under consideration, considered together with the aggregate state equalized valuation of property exempt under Certificates previously granted by the Zeeland City Council and currently in force, exceeds 5% of the state equalized valuation of the City of Zeeland.

b. The approved facility is located within an Industrial Development District which was duly requested before the commencement of the restoration, replacement, or construction of the facility.

c. The commencement of the restoration, replacement, or construction of the facility occurred not earlier than six months before the filing of the application for the Industrial Facilities Exemption Certificate.

d. The application relates to the installation of property which when installed constitutes a new facility within the meaning of said Act and which is situated within an Industrial Development District duly established previously by the City Council.

e. Completion of the facility is calculated to, and will at the time of issuance of the Certificate, have the reasonable likelihood of retaining and/or increasing employment in the City of Zeeland.

And in general, the City Council of the City of Zeeland finds that the said application meets all of the requirements of said Section 9 of said Act 198 of the Public Acts of Michigan of 1974, and any other applicable provisions of said Act relating to the granting of an application for an Industrial Facilities Exemption Certificate for such new facility.

2. The said application is approved upon the conditions (1) that all utility bills to the City of Zeeland are paid within thirty (30) days of billing, (2) that all property tax bills are paid prior to such dates after which interest would accrue, (3) that all assessments, fees, and/or charges which may be incurred or levied in the development of the property are paid without protest or challenge and that the applicant not file a tax appeal with the Michigan Tax Tribunal or with any other court of law, or with any other administrative agency, board, or commission other than the Zeeland Board of Review during the said period of exemption, or for any period within the said exemption period, (4) that the applicant provides information periodically as requested by the City of Zeeland and permits the City of Zeeland and its agents to inspect the property and

records of the applicant during the term of the Exemption Certificate so as to verify property values, employment levels, and employee wages, (5) that the applicant maintains employment levels in the City of Zeeland as proposed in its application unless otherwise excused by the City of Zeeland, (6) that the applicant provides not less than thirty (30) days written notice if it will transfer ten (10%) percent or more of its employees or any production equipment for which it has received an Exemption Certificate to a facility outside of the City of Zeeland, or if it will close its facilities within the City of Zeeland, and (7) that the applicant complies with all ordinances and regulations of the City of Zeeland, including but not limited to, not using the public right-of-way for storage or the unloading of vehicles, all setback requirements, site plan review restrictions, and other Zoning Ordinance requirements, subject, however, to such exceptions as may be granted by the Board of Zoning Appeals or by a public body empowered to grant a legal exception to an ordinance or regulation of the City of Zeeland. The City of Zeeland further reserves the right and shall have the unilateral right in its sole discretion to revoke its approval of the said Act 198 Exemption Certificate approval upon the filing of any property tax appeal by the applicant with the Michigan Tax Tribunal, with any other court of law, or with any other administrative agency, board, or commission other than the Zeeland Board of Review during the said period of exemption, or for any period within the said exemption period. The fulfillment of these conditions is a purpose for which the certificate of exemption was approved by the City of Zeeland, in addition to the purposes established by law. Failure to uphold these conditions will be considered to be operating the facility in bad faith in a manner not consistent with the purposes of Act 198 of the Public Acts of Michigan, 1974 as amended, and will be considered to be circumstances within the control of the holder of the Exemption Certificate justifying the revocation of the Exemption Certificate.

3. The Mayor and the Clerk are hereby authorized to sign a contract in a form approved by the Zeeland City Attorney and which incorporates the provisions of Paragraph 2 of this Resolution. The terms

and conditions of such contract shall remain binding upon Mead Johnson & Company, LLC for such period of time as the said Act 198 Exemption Certificate which has been approved herein remains enforceable and in effect.

4. Said approved application, together with appropriate supporting documents, shall be filed with the State Tax Commission in accordance with the provisions of Act 198 of the Public Acts of Michigan of 1974, as amended.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Council Members_____

_____

NAYS: Council Members_____

ABSENT: Council Members_____

RESOLUTION DECLARED ADOPTED.

_____
Kristen R. DeVerney, City Clerk

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by the City Council of the City of Zeeland, County of Ottawa, Michigan, at a Regular Meeting held on November 2, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

_____
Kristen R. DeVerney, City Clerk